

Great Plans  
75 Holders Hill Avenue  
Hendon  
London  
NW4 1ES

Application Ref: **2016/2312/P**  
Please ask for: **Kasuni Thewarapperuma**  
Telephone: 020 7974

22 June 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused and Warning of Enforcement Action to be Taken**

Address:  
**84 Parkway**  
**London**  
**NW1 7AN**

Proposal:  
Erection of rear extension at the second floor level and water tank on the roof (part retrospective)  
Drawing Nos: Plans numbered 1a (dated 10-02-15), and Plans 01, 02, 03, 04, 05, 06 (dated 18-04-16 and received 1 June 2016) prepared by Great Plans.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The unauthorised water tank located at the main roof level, by reason of its location, position and overly bulky appearance would be detrimental to the character and appearance of the building property and the surrounding Camden Town Conservation Area. The development is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed second floor rear extension, by reason of its size, siting and detailed design including the choice of materials, would be detrimental to the character and appearance of the building property and the surrounding Camden Town Conservation Area. The development is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed second floor rear extension, by reason of its siting and height would result in an increased loss of privacy experienced by the occupiers of no. 86 Parkway and to the rear of properties at Gloucester Crescent. It would therefore be detrimental to their residential amenity, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The Head of Legal Services shall be instructed to issue an Enforcement Notice under Section 172 of the Town & Country Planning Act 1990 as amended and to pursue any legal action necessary to secure compliance and officers be authorised in the event of non-compliance, to prosecute under section 179 or appropriate power and/or take direct action under 178 in order to secure the cessation of the breach of planning control.

The Notice shall allege the following breach of planning control:  
Unauthorised installation of water tank on roof of dwelling (Class C3).

What you are required to do:

- 1) Remove the unauthorised water tank
- 2) Make good any damage caused.

Period of compliance:

The notice shall require that the above is carried out within a period of 3 calendar months of the notice taking effect.

#### REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE:

1. The unauthorised water tank located at the main roof level, by reason of its location, position and overly bulky appearance would be detrimental to the character and appearance of the building property and the surrounding Camden Town Conservation Area. The development is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

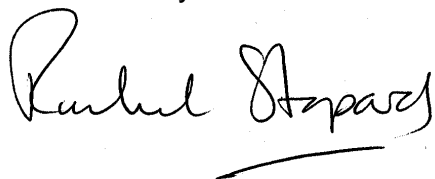
**ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities