

Progressive  
64 Pond Bank  
Blisworth  
Northamptonshire  
NN7 3EL

Application Ref: **2016/1129/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

24 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**20 Albert Terrace Mews**  
**London**  
**NW1 7TA**

Proposal:  
Creation of terrace at roof level with privacy screens, low level access and associated external alterations.

Drawing Nos: 1403-GA-001 A; 1403-GA-002 A; 1403-EL-003 A; 1403-EL-001 A; 1403-EL-002 A; 1403-SE-001 A; 1403-GA-101 B; 1403-GA-102 B; 1403-GA-103 C; 1403-EL-101 C; 1403-EL-102 C; 1403-SE-101 C; OS Extract; Design and Access Statement.

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

#### Reason(s) for Refusal

- 1 The proposed roof terrace and associated privacy screens, by reason of its siting, size, detailed design and materials, would be detrimental to the character and appearance of the host building and would fail to either preserve or enhance the character or appearance of the wider Primrose Hill Conservation Area, contrary to policies CS5 (Managing the impact of growth and development ) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough



of Camden Local Development Framework Core Strategy (2010), policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies (2010), Camden Planning Guidance 1 - Design (2015), Conservation Area Statement: Primrose Hill (2001) and policy 7.6 (Architecture) of the London Plan (2016).

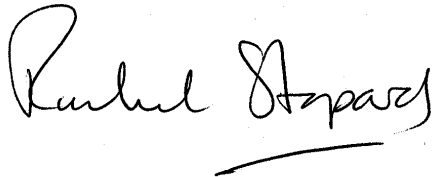
- 2 The proposed roof terrace by reason of its design, size, siting and the height of the privacy screens, would result in a loss of outlook to habitable rooms of the residential properties at 20 Prince Albert Road, and would give rise to an unacceptable level of noise resulting in a detrimental impact on amenity to residents of Albert Terrace Mews and Prince Albert Road, contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies (2010) and Camden Planning Guidance 5 - Amenity (2013).

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.

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