

Sepia Design
20 St Dunstan
Feltham
TW13 4JUApplication Ref: **2016/2958/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be TakenAddress:
45 Goldhurst Terrace
London
NW6 3HB

Proposal:

Retrospective application to retain works to loft conversion (including rear roof dormer and terrace and enlarged side elevation dormer), single storey rear extension and fenestration works including double access doors at upper ground floor rear elevation.

Drawing Nos: Planning & Access Considerations Statement, A9743PA/005 Revision B, A9743PA/006 Revision B, A9743PA/007 Revision C and A9743PA/008 Revision B.

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

Reason(s) for Refusal

- 1 The as built side and rear dormer and terrace roof level, by reason of their design and bulk and introduction of visual clutter at roof level, would harm the character and appearance of the host building, the unsympathetic sloped roof and double access doors due to their design harm the host building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high



quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The removal of the flat roof and installation of double access doors at first floor has the potential to cause amenity issues for neighbouring properties due to overlooking and loss of privacy, contrary to policy CS5 (Managing the impact of growth and development) 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.

Informative(s):

1

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.

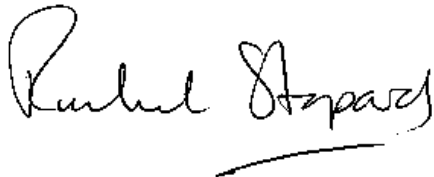
ENFORCEMENT ACTION TO BE TAKEN

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 it.

Rachel Stopard
Executive Director Supporting Communities