

Mr Wacinski
Flat 3
137 Malden Road
London
NW5 4HS

Application Ref: **2016/4805/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

26 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
137 Malden Road
London
NW5 4HS

Proposal:

Creation of a green roof and terrace at roof level of the existing flat; replacement of existing windows to the front elevation and the creation of a new rear window at 3rd floor level (Class C3).

Drawing Nos: EP1; PP1; EE1; PE1; ES1; PS1.

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

Reason(s) for Refusal

- 1 The proposed terrace with associated balustrade, by reason of its location, size and detailed design which contribute to its visual prominence, creates an incongruous addition to the roof which would harm the character and appearance of the host building, streetscape and the wider area, contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality



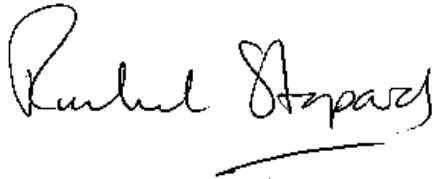
design) of the London Borough of Camden Local Development Framework Development Policies.

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