

Oakley Hough
The Barn Stebbing
Farm Fishers Green
Stevenage
SG1 2JB
Hertfordshire

Application Ref: **2016/3019/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 5180

4 November 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:
28 Lyndhurst Road
London
NW3 5PB

Proposal:
Erection of timber deck above storage units in rear garden and associated metal and glass balustrade (Retrospective) and installation of 1.8m screening all for use as a raised terrace (Class C3).

Drawing Nos: 889/TP/100A; 889/TP/101A; 889/TP/102; Arboricultural method statement, dated 31/10/2016, Ref:69039.

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

Reason(s) for Refusal

- 1 The unauthorised raised terrace, balustrading and screening located within the rear garden by reason of its scale, location and detailed design, would be overly dominant and appear as an incongruous form of development which would harm the character and appearance of the application site and the immediate and surrounding Fitzjohns and Netherhall Conservation Area, contrary to policy 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 our 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.

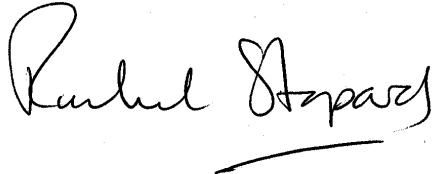
ENFORCEMENT ACTION TO BE TAKEN

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



Rachel Stopard
Executive Director Supporting Communities