

Malcolm Last
Chassay+Last Architects
Berkeley Works
Berkley Grove
London
NW1 8XY

Application Ref: **2016/1987/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

22 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
14 Manley Street
London
NW1 8LT

Proposal:

Replacement of pitched roof by flat roof on rear closet wing, installation of balustrade and conversion of window to door, all in association with creation of roof terrace at first floor level; raising of ground floor level windows on side elevation of rear closet wing

Drawing Nos: 14MS-E01; 14MS-E02; 14MS-E03; 14MS-E04; 14MS-P01 (Rev B); 14MS-P02 (Rev B); 14MS-P03 (Rev B); Design & 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 rear roof terrace, by reason of its size and location, will cause a loss of privacy to habitable room windows of neighbouring properties at nos.12 and 16 Manley Street, and would be likely to cause a noise nuisance, to the detriment of their residential amenities, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Core Strategy and policy DP26 (Managing the impact of development on occupiers and



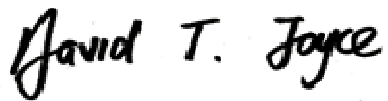
neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities