

Mr Aaron Birch  
9a Gladys Road  
West Hampstead  
London  
NW6 2PU UK

Application Ref: **2017/1296/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

20 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**9 Gladys Road**  
**London**  
**NW6 2PU**

Proposal: Erection of part single part three storey rear extension incorporating extended roof terrace.

Drawing Nos: 9GL\_PL/2\_000A, 9GL\_PL/2\_100A, 9GL\_PL/2\_101A, 9GL\_PL/2\_102A, 9GL\_PL/2\_103A, 9GL\_PL/2\_105A, 9GL\_PL/2\_200A, 9GL\_PL/2\_201A, 9GL\_PL/2\_300A.

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

#### Reason(s) for Refusal

- 1 The proposed development by reason of the siting and scale of the rear extension would appear as a visually obtrusive and prominent addition which would unbalance the pair of properties at no's 7 & 9 Gladys Road and would fail to respect and preserve the original design and proportions of this pair of buildings, all to the detriment of the character of the building and wider area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (securing



high quality design) of the London Borough of Camden Local Development Framework Development Policies, policy D1 (Design) of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

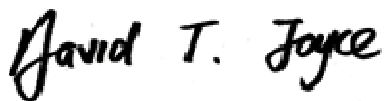
- 2 The proposed development by reason of the siting and scale of the rear extension and enlarged terrace would appear as a visually obtrusive and prominent addition to the property which would result in increased enclosure, loss of light and overlooking of the adjacent properties to the detriment of residential amenity contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies, policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan Submission Draft, The London Plan and NPPF.

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning