

Design United  
Inderhald  
Woodlands Close  
Bromley  
BR1 2BD

Application Ref: **2017/2719/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

3 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat 8  
12 Smyrna Road  
London  
NW6 4LY**

Proposal:

Creation of roof terrace at 2nd floor level and conversion of existing window to a door to provide access.

Drawing Nos: 8/12/SR/01 rev A (existing rear elevation), 8/12/SR/01 rev A (proposed rear elevation), 8/12/SR/01 rev A (existing front elevation), 8/12/SR/01 rev A (section QQ), 8/12/SR/02 rev A (existing and proposed layouts), 8/12/SR/02 rev A (existing and proposed second floor plans), site location plan, Design and 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 second floor terrace, by reason of its location, size and close proximity to habitable windows of surrounding properties in Smyrna Mansions and 70-76 Gascony Avenue, would result in a harmful loss of privacy to the detriment of their residential amenities. Thus the proposal would be 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, and policy A1 (Managing the impact of development) of the Camden Local Plan Submission Draft 2016.

Informative(s):

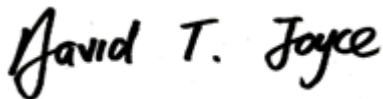
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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