

Design West Planning Ltd  
34 Blake Apartments  
Hornsey  
N8 7QF

Application Ref: **2017/4181/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused and Warning of Enforcement Action to be Taken**

Address:  
**5 Gayton Road**  
**LONDON**  
**NW3 1TX**

Proposal: Erection of replacement railings to flat roof of rear projection; creation of steps from rear flat roof to French doors of dormer and creation of roof terrace; demolition of rear chimney stack; installation of aluminium sliding doors and metal balustrade to rear dormer (Retrospective).

Drawing Nos: Planning statement, Heritage statement, P02 Proposed roof plan, P03 rear alterations plan, L01 Location plan, P01 loft plan.

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

#### Reason(s) for Refusal

- 1 The proposals would harm the design and appearance of the host property and fail to preserve or enhance the character and appearance of the Hampstead Conservation Area. Therefore, the proposed development would be contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed use of the flat roof of the two storey rear projection, facilitated by the



proposed railings and stair access, would result in a materially harmful loss of privacy from overlooking to the adjoining neighbours at 4 and 6 Gayton Road. Therefore, the proposed development would be contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

Informative(s):

**1 ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control of the proposed use as a roof terrace, installation of metal balustrade and steps adjoining the rear dormer, installation of railings and removal of chimney above the flat roof of the two storey rear element.

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.

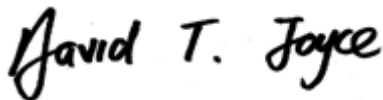
**ENFORCEMENT ACTION TO BE TAKEN**

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

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