

Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Application Ref: **2017/2897/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
43 Belsize Lane
LONDON
NW3 5AU

Proposal:
Installation of glazed balustrade around perimeter of 2 x flat roofs of dwelling house.
Drawing Nos: Site location plan, A-(10)-010, A-(10)-011, A-(10)-012, A-(11)-010, A-(11)-011, A-(11)-012.

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

Reason(s) for Refusal

- 1 The proposed glazed balustrade, by reason of its location, scale and materials, would be detrimental to the character and appearance of the host building, the street scene and Belsize Park Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 If safer access is required for the maintenance, it could be achieved with a 'man-safe



system', which would not be visible above the parapet.

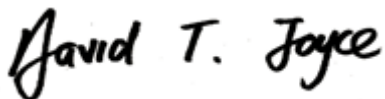
- 2 You are advised that while the drawings do not show the PV panels located on the roof the removal of these would be contrary to the S106 legal agreement which formed part of planning approval 2013/1820/P. The loss of PV panels is unacceptable as it would result in a change to the calculations specified in the Sustainable Homes Report by eb7 dated 17th April 2013.

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