

Bidwells
25 Old Burlington Street
London
W1S 3AN
United Kingdom

Application Ref: **2017/3353/P**Please ask for: **Nora-Andreea
Constantinescu**Telephone: 020 7974 **5758**

11 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
**3 Leverton Place
London
NW5 2PL**

Proposal:
Installation of balustrades and privacy screens on the flat roof of ground floor rear extension to provide terrace, to single family dwelling (Class C3).

Drawing Nos: NMA15 01 998; 15 02 100; NMA 15 01 000; 15 02 700 Rev: C4; Noise Impact Assessment dated 30/03/2017.

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

Reason(s) for Refusal

- 1 The proposed roof terrace including privacy screens and balustrades, by reason of their location, scale, projection and design would have a detrimental impact on the character and appearance of the host building, the wider terrace, setting of the adjacent listed buildings at Nos. 9, 11, 13 Leverton Street, and the Kentish Town conservation area, contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.



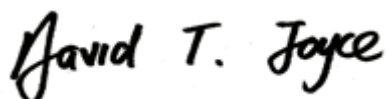
- 2 The proposed roof terrace and privacy screens, by reason their location, scale, projection and design would result in a loss of amenity by causing harmful sense of enclosure to the occupiers of at Nos. 9 and 11 Leverton Street, contrary to policy A1 (Managing the impact of Development) of Camden Local Plan 2017.
- 3 The information provided by the applicant fails to demonstrate that the impact of the proposed privacy screens on the amenity of the adjoining premises at No. 11, in terms of daylight and sunlight would be acceptable and therefore the proposal is considered to be contrary to policy A1 (Managing the impact of Development) of Camden Local Plan 2017.
- 4 The proposed roof terrace by reason of its location, scale, projection and design, would allow actual and perceived levels of overlooking, harming the amenity of the of the occupiers at No. 13 Leverton Street, contrary to policy A1 (Managing the impact of Development) of Camden Local Plan 2017.

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



David Joyce
Director of Regeneration and Planning