

Debbie Flevotomou Architects
1 Berkeley Street
London
W1J 8DJ

Application Ref: **2017/5483/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

1 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

Flat 1
39 Primrose Gardens
London
NW3 4UL

Proposal: Variation of condition 3 (approved plans) and condition 4 (flat roofs not to be used as terraces) of planning permission 2016/3192/P dated 06/09/2016 for the 'Conversion from 5 self-contained flats to 4 residential units; erection of single-storey extension at rear lower ground floor level and rear bay window at upper ground floor level; new staircase access with balustrades from rear upper ground floor level to rear garden; new roof terraces at rear 1st floor level and main roof level' namely to allow for a ground floor rear terrace and new access stair to garden level.

Drawing Nos: Ordnance Survey, 01, 02, 03, 04, 05, 06, 07, 08 and Design & 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 use of the rear flat roof at upper ground floor level as a roof terrace would, by reason of its proximity to and the unrestricted views afforded towards neighbouring



windows and gardens, result in a harmful loss of privacy to the occupiers of 37 and 41 Primrose Gardens, contrary to Policy A1 of the Camden Local Plan 2017.

Informative(s):

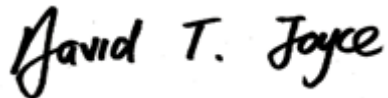
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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