

Oakley Hough Limited  
The Barn Stebbing Farm  
Fishers Green  
Stevenage  
SG1 2JB

Application Ref: **2017/6709/P**  
Please ask for: **Lisa McCann**  
Telephone: 020 7974

13 February 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**4 Court Close**  
**St John's Wood Park**  
**London**  
**NW8 6NN**

Proposal:

Erection of a single storey rear extension and single storey rear conservatory, roof terrace and installation of glass balustrade and 1.8m high screening panel at first floor level adjacent to terrace.

Drawing Nos: Location plan 01225200, 563/01, 563/08, 563/13, 563/14, 563/15.

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

#### Reason(s) for Refusal

- 1 The proposed rear extensions, by reason of their cumulative excessive size, bulk and massing, would fail to appear as subordinate additions to the host building, harming the character and appearance of the host building and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017.
- 2 The proposed first floor roof terrace balustrade, by reason of its inappropriate design and materials, would appear out of keeping with the subject property and



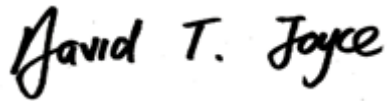
neighbouring properties, harming the character and appearance of the host building and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017.

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

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