

Stuart Brown
Curlew Cottage
Blythburgh
IP19 9LR

Application Ref: **2018/0297/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

3 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
54 Maygrove Road
London
NW6 2ED

Proposal:

Erection of a two storey rear extension at lower ground and ground level. Erection of two rear terraces at ground and first floor. Replacement rear window at ground floor and replacement of 2x existing rear windows with doors at ground and first floor level. Infill of front steps to create a bathroom with 1x side window at lower ground level.

Drawing Nos: P350.00 Rev.A, P350.01 Rev.E, P350.02 Rev.E, P350.11 Rev.E, P350.12 Rev.E and External daylight study by BaseEnergy dated 26.02.2018.

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

Reason(s) for Refusal

- 1 The proposed two storey rear extension and balconies, by reason of their scale, bulk, depth, width, height and detailed design would overwhelm the rear elevations of the host property and its adjoining neighbours and would cumulatively constitute discordant and disproportionate additions harming the wider terrace and locality generally contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.



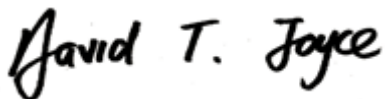
- 2 The proposed development, by reason of its height, scale and depth results in a harmful loss of light and a sense of enclosure to the adjoining building of No.56 Maygrove Road and specifically Flat A, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 The proposed balconies, by reason of their position and proximity results in a loss of privacy to the adjoining buildings, specifically to the two lower floors of No.52 and Flat A and C of No.56 Maygrove Road, contrary to policy A1 (Managing the impact of development) of the London Borough 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

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