

Suzanna Nour
4Site Design LTD

Application Ref: **2017/3258/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 3688

17 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

Ground Floor Flat
160 Iverson Road
LONDON
NW6 2HH

Proposal:

Erection of screening and use of upper ground floor flat roof space as roof terrace
Drawing Nos: PL01, PL02, PL03, PL04, Design and 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 proposed roof terrace and associated privacy screen, by reason of the screens' scale, height, materials, and siting at first floor level, would appear as incongruous and unsightly additions adversely impacting on the amenities and views from neighbouring properties and the adjoining street, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016.

Informative(s):



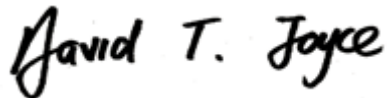
- 1 You are advised the proposed rear elevation does not tie in with the proposed floor plan. The elevation does not show the privacy screen extending the full width of the ground floor extension as detailed on the floorplan.

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