

Silverston Engineering Company
9 Rectory Close
Stanmore
HA7 2QY

Application Ref: **2018/1564/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 3688

30 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Newmount
11 Lyndhurst Terrace
London
NW3 5QA**

Proposal:

Replacement of existing fourth-floor structure with a larger roof extension and additional roof terraces to provide 1 x self contained flat.

Drawing Nos: Site Location Plan, Design and Access Statement, Existing drawings: LT111, LT11, Proposed drawings: LT-114A, LT-113B, LT112B.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its height, bulk, materials and detailed design, would create an unduly visually prominent and discordant feature, which would harm the character and appearance of the host building and wider Fitzjohn's Netherhall Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed southern roof terrace, by reason of its siting and proximity results in



harmful overlooking to the occupiers at third floor level below, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

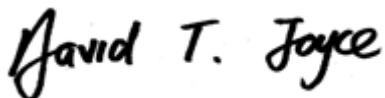
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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