

Transformation
Flat B
45 Lancaster Grove
London
NW3 4HB

Application Ref: **2018/1786/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 **3688**

18 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
4 Frognal Close
London
NW3 6YB

Proposal:
Erection of part 1, part 2 storey side and rear extension. Use of roof of ground floor rear extension as a roof terrace and erection of balustrade.

Drawing Nos: Site Location Plan, Existing: L(PL)4FRG-101A, L(PL)4FRG-102A, Proposed: Design and Access Statement, 2017.001 Rev. C, 2017.002 Rev. C.

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

Reason(s) for Refusal

1 Reason for Refusal

The proposed roof balustrade and privacy screening, by reason of its scale, siting and proposed materials, would appear as an incongruous alien structure which harms the architectural integrity of the host building and results in excessive perceptions of bulk. The proposal would also result in harm to the character and appearance of the Redington / Frognal Conservation Area. The scheme would



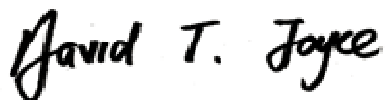
therefore be contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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