

Application ref: 2018/1477/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 7 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Jeff Kahane and Associates
Jeff Kahane and Associates
136 Royal College Street
London
NW1 0TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken

Address:

31 Mackeson Road
London
NW3 2LU

Proposal: Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 as amended by 2016/6351/P dated 25/01/2017 (appeal allowed APP/X5210/D/17/3168272 dated 13/04/17) for erection of single storey side/rear infill extension and rear dormer window with associated roof terrace, namely to install enlarged timber clad box planters around the perimeter of the approved roof terrace (retrospective).

Drawing Nos: 726_PL_220 D, 726_PL_140 D, 614_3D-005 A, 726_PL_130 D, 726_PL_300 E, 726_PL_210 E

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

Reason(s) for Refusal

- 1 The proposed box planters, by reason of their size, bulk, materials, design and location would be detrimental to the character and appearance of the host building and the surrounding conservation area, contrary to Policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

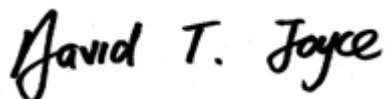
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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