

Application ref: 2019/6042/P
Contact: Tony Young
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Date: 21 April 2020

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Mr Giorgio Pisu
6-8 Broadwell Parade
Broadhurst Gardens
London
NW6 3BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

6-8 Broadwell Parade
Broadhurst Gardens
London
NW6 3BQ

Proposal:

Installation of timber balustrade and posts in front of existing forecourt (retrospective)

Drawing Nos: Site location plan; 05B, 06B, 07B, 08B.

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

Reason(s) for Refusal

- 1 The balustrade and posts, by reason of their design, size, material and location, introduce an incongruous and widely visible addition which fails to respect the architectural integrity and distinctiveness of the host building and parade as a whole, adding to the visual cluttering of the public realm, and detracting from the character and appearance of the South Hampstead Conservation Area and Fortune Green and West Hampstead Neighbourhood Area, contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts) of the Camden Local Plan 2017, and policies 2 (design and character), 3 (Safeguarding and enhancing conservation areas and heritage assets) and 13 (West Hampstead Town Centre) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

1 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised balustrade and posts at the front of premises are considered to be harmful to the character and appearance of the host building and wider parade, as well as, the South Hampstead Conservation and Fortune Green & West Hampstead Neighbourhood Areas, and as such, enforcement action may be taken in relation to this matter should the unauthorised balustrade and posts not be removed within 3 months of the date of this refusal notice.

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 2019.

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



Daniel Pope
Chief Planning Officer