

Application ref: 2019/3119/P
Contact: Josh Lawlor
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Date: 23 September 2020

Development Management
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London Borough of Camden
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Giles Gale
Flat 4
70 Aberdare Gardens
London
NW6 3QDom

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:

Flat 4
70 Aberdare Gardens
London
NW6 3QD

Proposal: Erection of timber frame to flat roof for awning / arbour (retrospective).

Drawing Nos: Existing Roof Plan 2-A, Proposed Roof Plan 2-A, Existing East Elevation 4-A, Proposed East Elevation 4-A, Existing South Elevation 5-A, Proposed South Elevation 5-A, Existing North Elevation 6A, Proposed North Elevation 6-A

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

Reason(s) for Refusal

- 1 The timber frame structure on the main roof of the building by reason of its design, scale and siting, is harmful to the character and appearance of the host building, the wider streetscene and the South Hampstead Conservation Area, contrary to the 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 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment