

Application ref: 2020/5635/P
Contact: Adam Greenhalgh
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Date: 12 March 2021

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/
124b High Street
Epsom
KT19 8BJ
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
79 Aberdare Gardens
London
NW6 3AN

Proposal:

Replacement of a sash window with French doors, and the erection of black metal railings in order to allow a flat roof space to be used as a roof terrace at 2nd floor level (rear)
Drawing Nos: AG01, AG02, AG03, AG04, AG05, AG06, Planning Statement

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

Reason(s) for Refusal


- 1 The proposed French windows and associated metal railings, by reason of their size, siting and design would appear incongruous and add harmful clutter to the upper floor of the rear elevation which would detract from the heritage and townscape value of the building and would harm the character and appearance of the South Hampstead Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the 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.

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 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer