

Application ref: 2021/2818/P
Contact: Josh Lawlor
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Date: 12 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
74 Haverstock Hill
London
NW3 2BE

Proposal:
Installation of glass balustrades above first floor front flat roof to create a terrace facing Haverstock Hill.
Drawing Nos: 004, 003, 005, 104, 103, 105, 001.

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

Reason(s) for Refusal

- 1 The proposed balustrades, by reason of their location, materials and design, would harm the character and appearance of the host building, streetscene and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed roof terrace, by virtue of its proximity to neighbouring habitable windows, would create opportunities for overlooking and thereby harm the privacy of neighbours, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer