

Application ref: 2022/1188/P  
Contact: Ewan Campbell  
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Date: 17 June 2022

**Development Management**  
Regeneration and Planning  
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Green County Developments Ltd  
12 Kew Green  
Kew  
Richmond  
TW9 3BH  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**51 Solent Road**  
**London**  
**Camden**  
**NW6 1TY**

Proposal:

Creation of new roof terrace above existing rear dormer with glazed balustrades and roof light.

Drawing Nos: 50SR.001 (01), 50SR.002 (00), Site Plan

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

Reason(s) for Refusal

- 1 The proposed roof terrace and balustrades, by virtue of their location, design, bulk and massing, would result in an incongruous and dominant addition to the existing building. This would cause harm to the character and appearance of the area, local roofscape and streetscene, contrary to Policies D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2016.
- 2 The proposed terrace, due to its siting and location, would result in direct overlooking, loss of privacy for adjacent neighbours on Solent Road and Sumatra Road It would therefore be contrary to policy A1 (Managing the impacts of

development) of the London Borough of 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](mailto: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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer