

Application ref: 2022/5431/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 28 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

SK Architecture
7 Thurston Gate
Longthorpe
Peterborough
PE3 6SX

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:

**80 Greencroft Gardens
London
NW6 3JQ**

Proposal:

Installation of roller shutters and single-pane bi-folding doors to rear elevation of the lower maisonette, and installation of glass balustrades around the lower floor rear sunken garden (part retrospective)

Drawing Nos: Site Block Plan, dwg. no. SKA 08 00 02, dated 09/10/2022; Site Location Plan, dwg. no. SKA 08 00 01, dated 09/10/2022; Elevations as Proposed, dwg. no. SKA GG 08 70 02, dated 08/12/2022; Elevations and Plan as Built, dwg. no. SKA GG 08 70 01, dated 08/12/2022; Elevations and Plan as Built - Shutters Down, dwg. no. SKA GG 08 70 03, dated 08/12/2022

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

Reason(s) for Refusal

- 1 The proposed roller shutters and glass balustrades, by reason of their design, materials and location, are considered to be unsympathetic and obtrusive features that are harmful to the character and appearance of the host building and conservation area, contrary to policies D1 (Design) and D2 (Heritage) 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) 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer