

Application ref: 2024/1046/P
Contact: Lauren Ford
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Date: 26 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Selencky Parsons
Unit 3, Langtry Court
7 Coulgate Street
Brockley
London
SE4 2FA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
48 Flat 2nd Floor
Mazenod Avenue
London
Camden
NW6 4LR

Proposal: One rear dormer on the main roof slope a dormer and terrace with rooflights on the rear outrigger roof slope.

Drawing Nos: 739 00 001 Rev P1, 739 00 002 Rev P1, 739 00 010 Rev P1, 739 00 011 Rev P1, 739 00 012 Rev P1, 739 00 013 Rev P1, 739 00 020 Rev P1, 739 00 021 Rev P1, 739 00 022 Rev P1, 739 00 023 Rev P1, 739 00 030 Rev P1, 739 00 031 Rev P1, 739 20 000 Rev P1, 739 20 001 Rev P1, 739 20 002 Rev P1, 739 20 003 Rev P1, 739 20 004 Rev P1, 739 21 000 Rev P1, 739 21 001 Rev P1, 739 21 002 Rev P1, 739 21 003 Rev P1, 739 22 000 Rev P1, 739 22 001 Rev P1, Design and Access 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 development, by virtue of its Bulk, mass, scale, and design, would result in an addition that fails to preserve the character and appearance of the host property and surrounding area, contrary to policy D1 of the Camden Local Plan 2017.

- 2 The proposed development, due to its location, scale and relationship to neighbouring properties would result in harm to neighbouring amenity by way of overlooking and privacy effects, contrary to policy A1 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 2023.

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