

Application ref: 2024/4207/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
Date: 30 October 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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

Proposal: Addition of two dormer windows and a roof terrace to the rear.

Drawing Nos: Design & Access Statement, 739 00 001 Rev P2, 739 00 002 Rev P2, 739 00 010 Rev P2, 739 00 011 Rev P2, 739 00 012 Rev P2, 739 00 013 Rev P2, 739 00 020 Rev P2, 739 00 021 Rev P2, 739 00 022 Rev P2, 739 00 023 Rev P2, 739 00 030 Rev P1, 739 00 031 Rev P2, 739 00 002 Rev P2, 739 20 000 Rev P2, 739 20 001 Rev P2, 739 20 002 Rev P2, 739 20 003 Rev P2, 739 20 004 Rev P2, 739 21 000 Rev P2, 739 21 001 Rev P2, 739 21 002 Rev P2, 739 21 003 Rev P2, 739 22 000 Rev P2, 739 22 001 Rev P2.

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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