

Architecture Design & Build Ltd
1st Floor
27 Gloucester Place
London
W1U 8HU

Application Ref: **2008/5945/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

7 December 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
20 Menelik Road
London
NW2 3RP

Proposal:

Alterations and extensions including erection of ground floor and first floor front extensions and installation of front balcony at first floor (above ground floor extension), installation of 5 rooflights on front roofslope, raising of ridge of main roof and party/parapet wall to bring forward front roof plane and dormer extensions on rear and side roof slopes of main roof (retrospective).

Drawing Nos: 20/05 (Site Plan); 888/01; 02; 03; 04; and 05.

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

Reason(s) for Refusal

- 1 The proposed extensions and alterations, by reason of their design, excessive bulk and cumulative affect on the original design of the building would appear as an incongruous and obtrusive form of development which would detract from the



appearance and character of the original building and streetscene and unbalance the symmetry of the semi-detached pair, contrary to policies B1 (General Design Principles), and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The refusal of this application will be reported to the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control for the roof and first floor extensions as built on the site.

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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613