

IBLA
11 Wells Mews
London
W1T 3HDApplication Ref: **2014/5386/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

2 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

**Flat C
28 Messina Avenue
London
NW6 4LD**

Proposal:

Variation of condition 2 of planning permission under reference 2013/8180/P dated 07/02/2014 to enlarge the rear dormer and include juliet balcony and timber doors.

Drawing Nos: 798 P01, 798 P05, 798 P07, 798 P09, 798 P10A, 798 P12A and 798 P14A.

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

Reason(s) for Refusal

- 1 The proposed variation to the rear dormer within the mansard roof extension and Juliet balcony, by reason of its width, scale, window formation and detailed design would result in an incongruous and overly dominant addition to the mansard extension which would harm the architectural integrity of the existing building and the character and appearance of the surrounding area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local



Development Framework Development Policies.

Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment