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22.1.16

Planning Service
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Via Planning Portal

Dear sir or madam

101b Messina Avenue, NW6 4LG

Planning application to erect a mansard roof extension at third floor level to form an additional bedroom and ensuite bathroom to flat 101b. The following plans are submitted for your attention:

Plans and Reports

051_PL_201 Existing Site Plan.pdf
051_PL_200 Location Plan.pdf
051_PL_402 Existing First Floor Plan .pdf
051_PL_403 Existing Second Floor
051_PL_405 Existing Front Elevation.pdf
051_TS_214 Proposed First floor.pdf
051_TS_215 Proposed Second floor.pdf
051_TS_216 Proposed loft.pdf
051_TS_252 Proposed Front elevation.pdf
051_TS_253 Proposed Rear Elevation.pdf
051_TS_302 Section AA.pdf
051_TS_303 Section BB.pdf

051_PL_350 Proposed views2.pdf

051_PL_351 Proposed views2.pdf

101b Messina Avenue Land Surveyor.pdf

Design & Access Statement-101b Messina Avenue -jan16.pdf

Letter re101b messina-planning application jan16.pdf

Need for a Site Visit

As you may be aware, a previous application (2014/1618/P) for a larger mansard was refused in 2014 on the grounds that it was visible from the street and broke the line of the parapet wall. This revised application does neither of these. A Surveyors assessment is included with the application. The applicant has also asked his builders to erect a wooden structure on his roof to indicate where the mansard roof would be erected if permission were forthcoming. The council will therefore be able to make an assessment from the street themselves. It is important therefore that a site visit is undertaken to make a fair assessment of our proposals.

I am acting as Agent for the applicant. I would be happy to answer any questions you may have.

Yours sincerely

A handwritten signature in black ink that reads "D. J. Carroll". The signature is written in a cursive, slightly slanted style.

David Carroll, M.Sc., MRTPI

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