

Alan Morris Architect  
Unit 50  
1 Prince of Wales Road  
London  
NW5 3LW

Application Ref: **2015/6097/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

4 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**21 Healey Street**  
**London**  
**NW1 8SR**

Proposal: Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension.

Drawing Nos: Design and Access Statement, 147/01, 147/01a, 147/01b, 147/02, 147/03, 147/04, 147/05, 147/06, 147/07 and 147/08.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed part-width rear extension and roof terrace at first floor, by reason of detailed design and depth of the extension would harm the character and appearance of the host building, the terrace of which it forms part and the streetscene, contrary to policy 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.



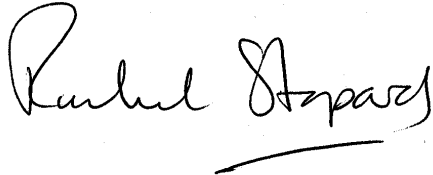
- 2 The proposed mansard roof extension, by reason of its design, bulk, scale, visibility and location, would be detrimental to the character and appearance of the host building and surrounding area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment