

Ms Susan Payne
6 Norman Way
London
N14 6NA

Application Ref: **2016/0906/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

13 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

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

Address:
16 Mackeson Road
London
NW3 2LT

Proposal:

Creation of rear roof terrace at first floor level with associated balustrade and replacement of window with door; replacement of all timber windows and door with uPVC windows and door to front and rear elevations at lower and upper ground floor levels (retrospective)

Drawing Nos: Site Location Plan; Existing Layout (G.A and Garden Level Plan View); Existing Layout (Ground and Mezzanine Levels Plan View); Proposed Layout (G.A. and Garden Level Plan View); Proposed Layout (Ground and Mezzanine Levels Plan View); Front Elevation (Existing and Proposed); Rear Elevation (Existing and Proposed)

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

Reason(s) for Refusal

- 1 The replacement windows and doors, by reason of their material and detailed design, harm the appearance of the host building and the character and appearance of the Mansfield Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and



conserving our heritage) of the London Borough of Camden Local Development Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The rear roof terrace, by reason of loss of privacy, has a detrimental impact on the amenity of neighbouring occupiers including nos.14 and 16 Mackeson Road and 21 Lisburne Road, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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.

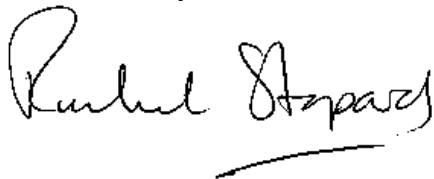
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Supporting Communities