

D.J. Peddar
Consultant Surveyor
22 Redfern Road
London
NW10 9LB

Application Ref: **2016/0232/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

6 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
17 Wolsey Mews
London
NW5

Proposal:

Addition of mansard style roof with two front dormers to create a new storey, replacement doors and windows at ground/first floor and addition of balcony to front elevation at first floor level.

Drawing Nos: (Prefix: 151130/...) 01, 02, 03, 03A, 06, 07, 07A 08, 09, 10, 11.

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

Reason(s) for Refusal

1 Reason for Refusal (1):

The proposed mansard roof extension, by virtue of its height, bulk, mass and design, and the proposed front elevation alterations, by reason of their design would be a visually dominant additions that would be out of keeping with the scale, pattern of development and the character and appearance of the general street scene, and would fail to preserve or enhance the character and appearance of the Bartholomew Estate Conservation 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 policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies 7.4 and 7.8 of the London Plan 2016.

2 Reason for Refusal (2):

The proposed mansard roof extension, by reason of its size, bulk and location, would increase the sense of enclosure and result in a visually overbearing impact upon the rear terraces of adjacent properties along Kentish Town road. The proposed first floor front balcony and fenestrations, by reason of their expanse and opening, would lead to mutual overlooking between the unit and those opposite on Wolsey Mews. The proposed development would therefore be contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework 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 and policies 7.6 of the London Plan 2016.

Informative(s):

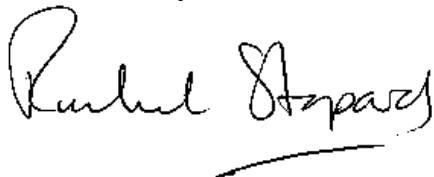
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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
Executive Director Supporting Communities