

Carol Moore-Martin
27 Beverley Road
Ruislip
HA4 9AL

Application Ref: **2016/6350/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat C
13 Healey Street
London
NW1 8SR

Proposal:

Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace (Class C3).

Drawing Nos: Site Location Plan; 0083-001; 0083-002; 0083-003; 0083-004; Design and Access Statement prepared by Carol Moore-Martin

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

Reason(s) for Refusal

- 1 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.



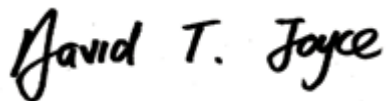
- 2 The proposed roof terrace, by reason of detailed design would harm the character and appearance of the host building and the terrace of which it forms part, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities