

planspek ltd  
13 Prothero Gardens  
Hendon  
London  
NW4 3SJ

Application Ref: **2017/1926/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

19 May 2017

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:  
**8 Manstone Road**  
**LONDON**  
**NW2 3XG**

Proposal:  
Installation of 5 rooflights on the front and side roof slopes (retrospective) and erection of one rear dormer and two side dormers on roof.  
Drawing Nos: Location plan, 8/10A, 8200D.

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

#### Reason(s) for Refusal

- 1 The proposed 2 side dormer windows, by reason of their design, scale and location, would result in a prominent and bulky form of development which would have a detrimental impact upon the character and appearance of the host building and streetscene and on the integrity of a largely unaltered roofscape of the group of properties on Manstone Road, contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, and policy D1 of the Camden Local Plan Submission Draft 2016.



Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control regarding the 2 unlawful side dormers.

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.

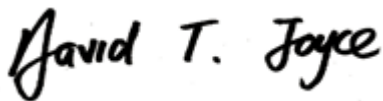
**ENFORCEMENT ACTION TO BE TAKEN**

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning