

**tim.farley@copesticks.co.uk**

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**From:** tim.farley@copesticks.co.uk  
**Sent:** 09 February 2018 13:52  
**To:** tim.farley@copesticks.co.uk  
**Subject:** FW: 2017/5485 & 2017/5490 - 9 Medley Road, London, NW6 2HJ  
**Attachments:** FDN 2017-5490-P.PDF; 9 Medley Road Extension Refusal Report.pdf

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**From:** Meynell, Charlotte [<mailto:Charlotte.Meynell@camden.gov.uk>]  
**Sent:** 12 December 2017 10:02  
**To:** Telisa Whishaw <[telisa.whishaw@osparchitecture.com](mailto:telisa.whishaw@osparchitecture.com)>  
**Subject:** RE: 2017/5485 & 2017/5490 - 9 Medley Road, London, NW6 2HJ

Dear Telisa,

Thank you for your email and I'm really sorry for not contacting you earlier about this application.

The application was indeed due to be determined by 28<sup>th</sup> November, but unfortunately the moderator was unable to moderate the application until the end of last week due to urgent preparations for planning committee.

I had originally recommended the application for approval; however, the moderating officer was concerned about the loss of the rear building line of the closet wing at ground and first floor level, which would not respect the architectural feature of the existing closet wing, and could not be considered to be subordinate to the host building. This is contrary to Camden's Local Plan 2017 Policy D1 Design and paragraph 4.10 of Camden's CPG1 Design guidance on rear extensions.

The moderating officer therefore felt that whilst the principle of a two storey infill extension at this site would be acceptable, the current proposal is too bulky, and should be redesigned as a simple lightweight structure which reads as separate from the closet wing. The roof terrace should also be removed from the scheme as the 1.8m high privacy screening required to protect the neighbouring amenity of No. 8 Medley Road would be a visually prominent and incongruous feature at this level and would lead to the appearance of a three storey extension when viewed from the side. I have subsequently discussed the proposal with a conservation officer, who has advised that an acceptable scheme could be achieved through a shadow gap and a more modern, glazed design with a lean-to style pitched roof in a material such as zinc. The conservation officer also advised that doors to the rear garden could be inserted into the existing closet wing at ground floor level, and possibly also to the proposed extension as well, in order to anchor the overall proposal at ground floor level.

Please discuss the above with the applicant and let me know by Tuesday 19<sup>th</sup> December if you would like to amend the proposal as advised above, otherwise I will need to write the application up for refusal.

I would also be grateful if you could confirm by Wednesday 13<sup>th</sup> December that the applicant has decided to continue with the refusal of application ref. 2017/5485/P for the proposed loft conversion involving the installation of 1 x front dormer window and 1 x rear dormer extension. I spoke to the

applicant on 29<sup>th</sup> November and he indicated that he was thinking of amending the proposal to install rooflights only – please let me know if this is still an option, otherwise I will proceed with the refusal.

Many thanks and I look forward to hearing from you shortly.

Kind regards,

Charlotte Meynell  
Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

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