

Application ref: 2019/0275/P  
Contact: Laura Hazelton  
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Date: 20 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Kokorelia Architects Ltd  
20 Rosebery Gardens  
London  
N8 8SH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**5 and 6 Rosslyn Park Mews**  
**London**  
**NW3 5NJ**

Proposal: Erection of new 2nd floor extension spanning nos. 5 & 6; erection of 3 storey extension to south east corner of no.6; erection of single storey extension at 2nd floor level above existing extension to south of no.5; alterations to windows and doors at no.6.

Drawing Nos: Site location plan, AP01 rev 00, AP100 rev R0, AP101 rev R0, AP103 rev R0, AP110 rev R0, AP111 rev R0, AP112 rev R0, AP120 rev R0, AP200 rev R0, AP201 rev R0, AP202 rev R1, AP203 rev R1, AP211 rev R1, AP212 rev R1, AP213 rev R1, AP220 rev R2, AP502 rev R0, Existing and Proposed Views (Artist's interpretation), Design and Access Statement dated December 2018, and Daylight and Sunlight Study dated 11 June 2019.

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

#### Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its siting, height, detailed design and massing, would be detrimental to the intimate scale of Rosslyn Park Mews and the character and appearance of this part of the Fitzjohn's and Netherhall Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The proposed roof extension, by reason of its siting, height, and massing would cause unacceptable harm to the amenity of surrounding residential occupiers by way of loss of outlook and daylight/sunlight, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer