

Application ref: 2018/5812/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 13 September 2019

**Development Management**  
Regeneration and Planning  
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Great Plans  
75 Holders Hill Avenue  
Hendon  
London  
NW4 1ES  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**89 Messina Avenue**  
**London**  
**NW6 4LG**

Proposal: Conversion of single family dwelling house to form 1x 3 bedroom and 2 x 1 bedroom self-contained flats; and the erection of single storey side and rear extension.

Drawing Nos: 01a; 01; 02; 03; 04; Design and Planning Statement by dated 28/03/2018.

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

#### **Reason(s) for Refusal**

- 1 The proposed extensions, by reason of their combined bulk and scale would visually overwhelm the host building, appearing as dominant and incongruous additions accompanied by a corresponding reduction in garden space, and as such would result in harm to the character and appearance of the host building, wider terrace and the local area, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.
- 2 In the absence of a legal agreement to secure the development as car-free, the development would unacceptably contribute to issues of parking, traffic congestion and air quality in the surrounding area and would fail to promote the use of sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling

and public transport), T2 (Parking and car free development), C1 (Health and well-being) and CC4 (Air quality) of the Camden Local Plan.

Informative(s):

- 1 You are advised that reasons for refusal 3 could be overcome through entering into a Section 106 Legal Agreement.

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 grid background.

Daniel Pope  
Chief Planning Officer