

Application ref: 2020/5119/P
Contact: Obote Hope
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Date: 26 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Stuart Henley & Partners
6 Wrotham Business Park
Barnet
EN5 4SB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

63 Camden Mews
London
NW1 9BY

Proposal:

Erection of a mansard roof extension to provide additional accommodation for 1st floor flat, including attached roof enclosure on rear wing for a 2nd floor roof terrace; and installation of timber fence on the rear ground floor flat roof to create a 1st floor roof terrace.

Drawing Nos: 4610 p1, 4610 p2, 4610 pt3.

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 and attached rear roof enclosure, by reason of their location, scale, height and design, would result in incongruous and bulky additions that would be detrimental to the character and appearance of the host building, the terrace of adjoining buildings, the streetscene and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing a Construction Management Plan and associated support fees, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area

generally, 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) 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 faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer