

Application ref: 2020/4114/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: Nora-Andreea.Constantinescu@camden.gov.uk  
Date: 12 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

betterPAD  
International House  
142 Cromwell Road  
LONDON  
SW7 4EF

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**138 Fleet Road**  
**London**  
**NW3 2QX**

Proposal:

Erection of mansard roof extension, replacement of existing terrace railings, increase in side parapets height and chimney, and like for like replacement of all windows, all to top flat.  
Drawing Nos: 2017/PL.00; 2017/PL.02; 2017/PL.03; 2017/PL.04 Rev 01; 2017/PL.05 Rev 01; 2017/PL.06 Rev 01; Planning supporting document; Design & Access Statement.

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 bulk, detailed design, scale and siting within a largely unimpaired roofline, would be detrimental to the character and appearance of the host building, streetscene and surrounding Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017).

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 centered on the page.

Daniel Pope  
Chief Planning Officer