

Application ref: 2021/0498/P
Contact: Sofie Fieldsend
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Date: 21 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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PAD
4 Abbot's Place
London
NW6 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
91 Messina Avenue
London
NW6 4LG

Proposal:
Erection of mansard roof extension to dwellinghouse
Drawing Nos: LOC.00; PSPM.00; EX.01; EX.02; EX.03; PM.01; PM.02; PM.03.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its location, height, bulk and design, would result in an incongruous and bulky addition that would harm the unimpaired roof line of this terrace of buildings and so would be detrimental to the character and appearance of the host building, the terrace of adjoining buildings and the streetscene, contrary to policy D1 (Design) 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 light grey rectangular background.

Daniel Pope
Chief Planning Officer