

Application ref: 2023/1179/P  
Contact: Lauren Ford  
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Date: 15 May 2023

**Development Management**  
Regeneration and Planning  
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Hooper Enterprise Associates Limited  
11  
St Marys Place  
Shrewsbury  
SY1 1DZ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**3 Keats Close**  
**London**  
**Camden**  
**NW3 2RP**

Proposal:  
Erection of dormer to rear roof slope.

Drawing Nos: Planning Statement, Location Plan/Site Plan PL001, Site Photographs, Existing Plans PL002, Existing Section/Elevations PL003, Proposed Plans PL004, Proposed Section/Elevations PL005.

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

#### Reason(s) for Refusal

- 1 The proposed dormer by reason of its location, scale and design on an unaltered roof-scape, would harm the character and appearance of the host property, the group which it forms, and the significance of the conservation area, contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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