

Application ref: 2023/1996/P
Contact: Brendan Versluys
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Date: 3 August 2023

Development Management
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Cubit Consulting Limited
13-21
Curtain Road
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EC2A 3LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 1
18 Agamemnon Road
London
NW6 1DY

Proposal:

Demolition of the existing rear extension and provision of a single-storey side and rear extension to ground floor flat

Drawing Nos: Design and Access Statement, Location Plan, 001, 002, 003, 004 Rev A, 100, 101 Rev C, 200 Rev C

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

Reason(s) for Refusal

1 Reason for Refusal -

The proposed rear extension due to its materials, detailed design, and excessive footprint, would represent an inappropriate form of development which would be out of keeping and unsympathetic to the architectural character and appearance of the host building. In addition, the proposed rear addition, due to its scale and height, would appear overly dominant and harm the amenity of adjoining neighbours. As such, the proposal would be contrary to policies A1 and D1 of the Local Plan and

policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, the London Plan, and the NPPF.

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-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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer