

Format Extend
25 Lonsdale Road
London
NW6 6RA

Application Ref: **2018/0718/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

25 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
61 Westcroft Close
London
NW2 2RR

Proposal:
Erection of a part two-storey, part single storey rear extension and installation of 2x windows into the first floor rear elevation to dwelling house

Drawing Nos: 17016: LM-100; E-100; E-200; P-100B; P-200A; P-300; Design and Access Statement by Format Extend.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its height, scale and bulk, would be detrimental to the character and appearance of the host building and the terrace of which it form part of, contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

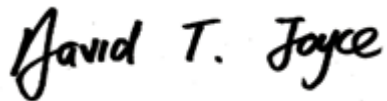


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning