

Application ref: 2022/5042/P
Contact: Obote Hope
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Date: 11 December 2023

Development Management
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ME Architects LTD
Sopers House
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EN6 4RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
67 Minster Road
London
NW2 3SJ

Proposal: Erection of a roof extension for the use of the loft as ancillary residential floorspace.

Drawing Nos: 1101 REV1; 1102 REV00; 1103 REV00; 1104 REV00; 1201 REV00; 1202 REV00; 2101 REV00; 2103 REV01; 2104 REV01; 2201 REV01; 2202 REV01 and site Location Plan 1101 REV00.

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 virtue of its size, siting, scale, materials and design would represent an excessive, inappropriate and discordant feature on the building and in the built environment which would cause harm to the character and appearance of the area. The proposal would be contrary to policy D1 (Design) of the London Borough of Camden Local Plan (2017); and Policy A14 (Roof extensions) of the Fortune Green and West Hampstead Neighbourhood Development Plan (2015).

Informative(s):

- 1 N/A

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 2023.

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