

Application ref: 2022/5429/P
Contact: Sofie Fieldsend
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Date: 18 January 2024

Development Management
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Proficiency Design & Build
31 - 35 Fortune Green Road
West Hampstead
London
NW6 1DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 4
269 Goldhurst Terrace
London
NW6 3EP

Proposal:

Erection of roof extension involving raising ridge height, rear dormer with inset terrace and front roof lights.

Drawing Nos: Site location plan; EX-01; EX-02; EX-03; EX-04; EX-05; PR-01; PR-02; PR-03 and PR-04.

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 dormer including glass balustrade and four front rooflights, by reason of their location, scale and siting would result in an incongruous and dominant additions that would be detrimental to the character and appearance of the host building, streetscene, and wider South Hampstead Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer