

Application ref: 2023/3641/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 19 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Simply Architects  
37 Esingdon Drive, Thame  
THAME  
OX9 3DS

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat D**  
**64 Menelik Road**  
**London**  
**NW2 3RH**

Proposal:

Erection of a gable roof extension and installation of a rear dormer roof extension to facilitate a loft conversion.

Drawing Nos:

P101; P102 REVA; P103; S101 and Design and Access Statement by Simply Architects dated August 2023.

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 extension, by virtue of its form, size, siting, scale, and design would represent an excessive, overbearing, and insubordinate addition to the roofslope and host building, which would contribute to a sense of enclosure and be detrimental to the character and appearance of the host building and surrounding area, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Development Plan 2015.

- 2 The proposed hip-to-gable roof extension, by virtue of its size, siting, scale, materials, and design would represent an excessive, inappropriate, and incongruous addition to the building and streetscene, which would disrupt the pattern of development and be detrimental to the character and appearance of the host building and surrounding area, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Development Plan 2015.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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-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



Daniel Pope  
Chief Planning Officer