

Application ref: 2023/5154/P  
Contact: Lauren Ford  
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Date: 29 May 2024

**Development Management**  
Regeneration and Planning  
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Joshua  
Consort House  
29 Albert Embankment  
Vauxhall  
London  
SE1 7TJ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 6**  
**77 Greencroft Gardens**  
**London**  
**Camden**  
**NW6 3LJ**

Proposal:

Additional rear dormer at roof level.

Drawing Nos: B196711-01-1100 Rev B, B196711-01-1200 Rev B, B196711-01-3100 Rev B, B196711-01-3200 Rev B, B196711-01-3000 Rev B, Site Photographs, Fire Safety Statement November 2023, Design Access and Heritage Statement, Site Location.

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

#### Reason(s) for Refusal

- 1 The proposed additional rear dormer, by virtue of its dominance through scale, design and location, would result in an addition that would harm the host property and fail to preserve the character and appearance of the South Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer