

Ian Hunt Associates Ltd
Oakwood House
14 High Tree Drive
Earley
Reading
RG6 1EU

Application Ref: **2014/3922/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

14 August 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat 3
140 Goldhurst Terrace
Hampstead
London
NW6 3HP**

Proposal:

Erection of a rear roof extension at second floor level to create large dormer window with balcony to existing top floor flat (class C3).

Drawing Nos: 1188.01, 02, 03, 04, 05, 06, 07, 08, 09A, 10A, 11, 12, 13, 14A and Design and Access.

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, by virtue of its siting, scale, bulk and design would be an unsympathetic and harmful addition to the existing building, would fail to preserve the character and appearance of the South Hampstead Conservation Area or the scale, proportions and massing of the host building contrary to policies CS14 of the Local Development Framework Core Strategy(2010) and, DP24 and DP25 of the Local Development Framework Development Policies (2010).



Informative(s):

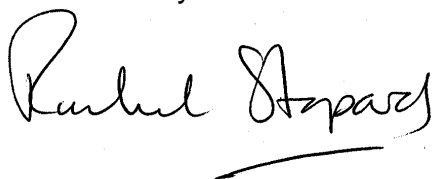
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment