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Application Ref: **2014/7401/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

2 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**22 Ferncroft Avenue
London
NW3 7PE**

Proposal: Erection of rear dormer roof extension.

Drawing Nos: 174D-S-01, 174D-S-02, 174D-S-03, 174D-EX-RF, 174D-EX-03, 174D-EE-01, 174D-EE-02, 174D-EE-03, 174D-ES-01, 174D-GA-RF, 174D-GA-03, 174D-GE-01, 174D-GE-02, 174D-GE-03, 174D-GS-01, Design and Access Statement & Cover letter dated 20/11/2014

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 roof extension, by reason of its, scale, location, form and detailed design would result in an incongruous addition that would be harmful to the character and appearance of the existing building, the street-scene and wider conservation area contrary to policies CS5, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.



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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment