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Application Ref: **2015/6488/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
35 Rudall Crescent
London
NW3 1RR

Proposal:
Erection of a rear dormer roof extension.

Drawing Nos: 1164.03.11 (F), 1164.02.11 (E), 1164.01.14 (A), 1164.01.13 (B),
1164.03.01, 1164.02.01, 1164.01.04, 1164.01.03, 1064.01.00, 1164.01.05 and WEBB
Architects Limited Design and Access Statement

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

Reason(s) for Refusal

- 1 The proposed dormer, by reason of its design and siting set within a terrace of five uniform properties would harm the character and appearance of the host building, the terrace of which the property forms part and the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework



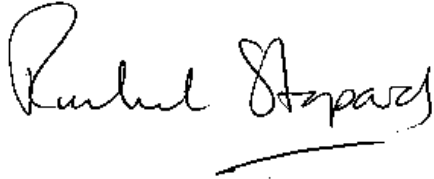
Development Policies.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment