

Yiannis Pareas Chartered Architects  
82 Mill Lane  
West Hampstead  
London  
NW6 1NL

Application Ref: **2016/0990/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

3 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**71 Ravenshaw Street  
London  
NW6 1NP**

Proposal:

Erection of a full width rear dormer with Juliet balcony and glass balustrade and installation of x2 front rooflights.

Drawing Nos: 504/1; 504/2; 504/3; 504/4; 504/5; 504/6; 504/7; 504/8; 504/9; 504/100;  
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 rear dormer, by reason of its design, scale and bulk, would fail to appear subservient within the roofscape to the detriment of the character and appearance of the host building and the general locality contrary to policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

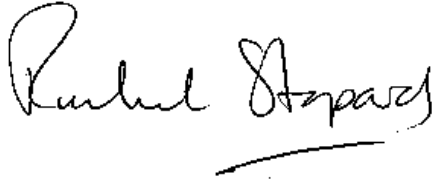


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 the name.

Rachel Stopard  
Director of Supporting Communities