

Dr Otto Chan
1 Gayton Crescent
London
NW3 1TT

Application Ref: **2016/3309/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

25 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:
1 Gayton Crescent
London
NW3 1TT

Proposal:
Erection of a rear dormer roof extension and addition of metal railings to front wall (part retrospective application).
Drawing Nos: 1533 L 115 A, 1533 L 140 A, 1533 L 141A, 1533 L 145A, 1533 L 134 A,
Front Railings Photo, Fence Layout Plan,

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

Reasons for Refusal

- 1 The dormer window, due to its size, location and detailed design detracts from the appearance of the host building and the character and appearance of the Hampstead Conservation Area and is contrary to Camden Core Strategy Policy CS14 and Camden Development Policies DP24 & DP25.

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.



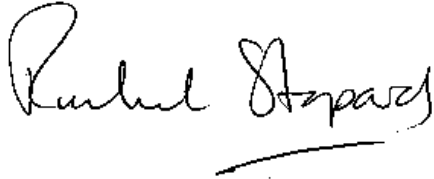
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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
Executive Director Supporting Communities