

NCW Architecture  
39 Holmdale Road  
London  
NW6 1BJ

Application Ref: **2016/3202/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

10 November 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Refused**

Address:

**Flat C**  
**58 Minster Road**  
**London**  
**NW2 3RE**

Proposal: Erection of side dormer and insertion of rooflights into front, side and rear roofslopes.

Drawing Nos: E01, P06RevA, P07, P05RevG, P10RevG, P11RevB.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed side dormer, by reason of its design and location, would result in harm to the character and appearance of the building and the streetscene contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Policies and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

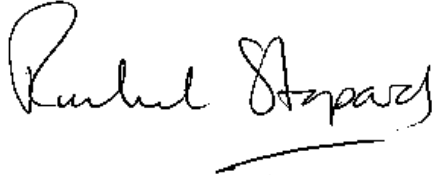


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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  
Executive Director Supporting Communities