

Design-Tect Design Associates
Design-Tect Design Associates
35 Milton Road
London
W7 1LQ

Application Ref: **2016/0748/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

13 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
40 A Shoot-up Hill
London
NW2 3QB

Proposal:
Single storey rear extension and first floor roof extension to dwelling
Drawing Nos:

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

Reason(s) for Refusal

- 1 The roof extension, by reason of its location upon a subservient building and its mass, bulk and scale, would result in harm to the character and appearance of the host building, and immediate area it forms part of, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed development, by reason of its proximity to neighbouring properties would cause harmful overlooking to the adjoining occupiers of No. 40 Shoot-Up Hill



contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

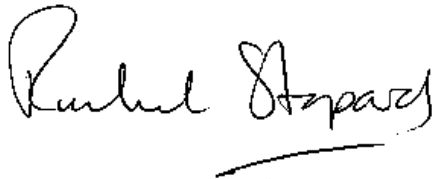
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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
Executive Director Supporting Communities