

William Tozer Associates
42-44 New House
67-68 Hatton Garden
London
EC1N 8JY

Application Ref: **2016/1141/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

3 February 2017

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:
62 Pilgrims Lane
London
NW3 1SN

Proposal: Erection of front and rear roof dormers following replacement of existing and alterations to rear windows and doors on the rear elevation.

Drawing Nos: A/01/101, A/01/102, A/01/103, A/02/105, A/02/101 Rev C, A/02/102 Rev C, A/02/103 Rev B, A/02/104 Rev A, A/02/105, A/01/001, Design and Access Statement.

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed enlarged front and rear dormers, by reason of their scale, bulk, design would have a detrimental impact on the character and appearance of the host building, the streetscene and the wider Hampstead Conservation Area contrary to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies
- 2 The proposed window and door openings on the rear elevation, by reason of their scale, siting, design and materials would appear as incongruous additions, resulting in the loss of original features and would have a detrimental impact on the character and appearance of the host building and the wider Hampstead Conservation Area

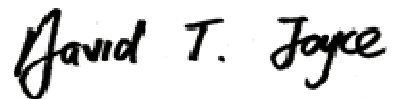


contrary to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities