

Detailed Planning Ltd
Unit 6 St Albans House,
St Albans Lane
Golders Green
NW11 7QE

Application Ref: **2017/1717/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

27 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
41 Gondar Gardens
London
NW6 1EP

Proposal:

Erection of a roof extension on the rear closet wing at second floor level for additional residential floorspace (Class C3).

Drawing Nos: Drawing Nos: 1263MJ_FUL: SH1, 1263MJ_FUL: SH2, 1263MJ_FUL: SH3, 1263MJ_FUL: SH4, 263MJ_FUL: SH5, 263MJ_FUL: SH6, 263MJ_FUL: SH7, 263MJ_FUL: SH8, 263MJ_FUL: SH9, 263MJ_FUL: SH10, 263MJ_FUL: SH11, 263MJ_FUL: SH12, 263MJ_FUL: SH13 and Planning Design and Access Statement dated 09/03/2017.

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

Reason(s) for Refusal

- 1 The proposed extension, by reason of its location, scale and size, would be overly bulky and prominent, would fail to respect the proportions of the host property and would thereby be harmful to the character and appearance of the host property and the surrounding area generally, contrary to policy CS14 (Promoting high quality places and conserving our 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 Framework Development Plan, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, and policy D1 (Design) of the Camden Local Plan Submission Draft 2016.

Informative(s):

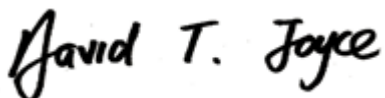
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

David Joyce
Director of Regeneration and Planning