

Vorbild Architecture Limited  
31C Canteloves Road  
London  
NW1 9XR

Application Ref: **2017/4069/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

2 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**1st Floor Flat**  
**209 Fordwych Road**  
**London**  
**NW2 3NH**

Proposal: Rear gable roof extension, erection of two side dormers to the rear of the building, installation of 4 rooflights (1 x front, 3 rear on the roof of new dormers) and conversion of loft space to extend existing upper level flat (C3).

Drawing Nos: A-(10)-011, A-(10)-012, A-(10)-013, A-(10)-014, A-(11)-010, A-(12)-010, A-(13)-010, A-(13)-011, A-(13)-012, A-(14)-010, A-(15)-010, Street Wise site location plan no date and design and access statement dated 16th July 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 roof extensions by reason of their design, height, massing, scale and location, would create incongruous additions to the host building which would have a detrimental impact on the character and appearance of the host and adjacent buildings as well as the area generally, contrary to policies A1 (Managing the impact of growth and development) and D1 (Design) of the London Borough of Camden



Local Plan 2017 and the Fortune Green and West Hampstead Neighbourhood Plan 2015.

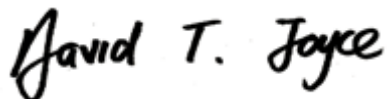
Informative(s):

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