

Justin Smith Architects
Friar Gate Studios
Ford Street
Derby
DE1 1EE

Application Ref: **2017/3852/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

24 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 2
191 Fordwych Road
London
NW2 3NH

Proposal:

Erection of a single storey rear and side extension to the rear wing associated with the existing residential flat (Class C3).

Drawing Nos: 002, 003 REVB, 005, 006, 020, 021, 103 REVA, 104, 105, 106, 120, 121 and Site Location Plan.

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its size, bulk, detailed design and materials, would result in an incongruous and excessively large addition that fails to respect the proportions and design of the host property and would thereby be harmful to the character and appearance of the host property and the area generally, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

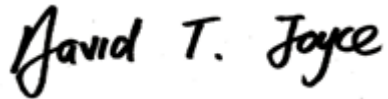


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning