

The Design Works  
32 Grange Road Plympton  
Plymouth  
PL7 2HY

Application Ref: **2017/3856/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

30 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**Flat 5**  
**48 Shoot-up Hill**  
**London**  
**NW2 3QB**

Proposal:

The erection of a rear dormer roof extension for ancillary residential floorspace (Class C3).  
Drawing Nos: 161115/TP/101, 161115/TP/102, 161115/TP/103, 161115/TP/104 and 161115/LP/104.

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 dormer window, by reason of its presence on the an otherwise unimpaired roof slope of a semi-detached pair and its incongruous positioning on the eaves, would detract from the integrity of the largely unaltered roofscape of the buildings at 48 and 46 Shoot-Up-Hill and the wider area 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.

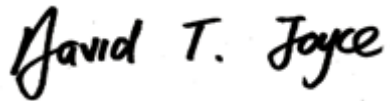


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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