

Mr Stewart Brannan
Flat E, 18 Belsize Park
London
NW3 4DU

Application Ref: **2017/4729/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

22 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat E
18 Belsize Park
London
NW3 4DU

Proposal:

Infill dormer extension between existing dormers to side elevation

Drawing Nos: Location Plan (unnumbered), 01, 02, 03, 04, 05, 06, 07, 08, 09, 10 & 11

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale and design, considering the cumulative effects of the works to the roofslope, represents undue harm to the character, appearance and historic interest of the property and surrounding area, particularly given its prominence and public visibility within the conservation area. As such the proposal is contrary to advice contained within CPG1 and policies D1 and D2 of the Local Plan (2017).

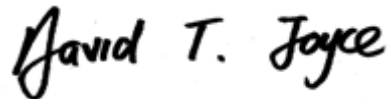


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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