

Austen Dawson Ltd  
Kestrel Cottage  
High Street  
Lechlade on Thames  
GL7 3AE

Application Ref: **2017/4358/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

23 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**26 Richborough Road**  
**London**  
**NW2 3LX**

Proposal:  
Erection of single storey side infill and rear extension.  
Drawing Nos: OS Map, AD\_26\_NW2\_3LX\_01, AD\_26\_NW2\_3LX\_02\_Rev C,  
AD\_26\_NW23LX\_03\_Rev A, AD\_26\_NW23LX\_04\_Rev A and AD\_26\_NW2\_3LX\_06.

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

#### **Reason(s) for Refusal**

- 1 The proposed single-storey side infill and rear extension, by reason of its scale, bulk, height, siting and detailed design, would fail to appear as a subordinate addition to the host building harming the appearance of the host building and the surrounding area. It would be contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

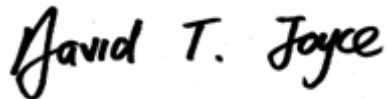


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning