

Roy Laidlaw
229 High Street
Woking
SS3 0HL

Application Ref: **2017/4933/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

1 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Flat 1 57 Hemstal Road
London
NW6 2AD**

Proposal: Proposed erection of part two storey and part single storey ground floor and lower ground floor rear extension including rear roof terrace

Drawing Nos: Location Plan, 17:2106:01, 17:2106:02.

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 extensions at ground and lower floor level, by reason of their scale, massing, siting and detailed design, would fail to appear as subordinate additions to the host building, harming the character and appearance of the host building and surrounding area, contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.
- 2 The proposed development, by reason of the siting and scale of the rear extension and terrace, would appear as a visually obtrusive and prominent addition to the property which would result in an increased sense of enclosure, loss of light and



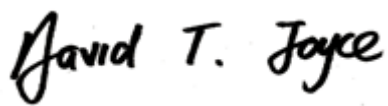
overlooking of the adjacent properties to the detriment of their residential amenity contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

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