

Studio 136 Architects Ltd
6 The Broadway
Wembley
HA9 8JT

Application Ref: **2017/6172/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
60 Menelik Road
London
NW2 3RH

Proposal: Erection of side, rear and front dormers with associated front roof terrace. Erection of ground floor part width rear extension and installation of ground floor bi-folding doors. Installation of two front roofslope rooflights.

Drawing Nos: OS, ST_A17_60 MEN_001 Rev G and ST_A17_60 MEN_002 Rev G.

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

Reason(s) for Refusal

- 1 The proposed roof extensions by reason of their scale, design and siting, would result in an overly dominant roofscape, fail to read as subordinate additions and cause harm to the character and appearance of the host dwelling and streetscene, contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Forum Plan 2015.

Informative(s):

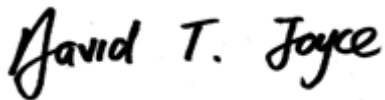


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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