

Giles & Pike Architects
537 Battersea Park Road
London
SW11 3BL

Application Ref: **2017/5927/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

16 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
296 West End Lane
London
NW6 1LN

Proposal: Erection of a side dormer window and enlargement of existing rear dormer window.

Drawing Nos: (2017-1047-)LOC; 010, 011, 012, 013, 020, 021, 022; 111, 112 rev B, 113 rev B, 120 rev B, 121 rev B, 122 rev B, 130 rev B.

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

Reason(s) for Refusal

- 1 The proposed side dormer, by reason of its size, position on the roof, materials and detailed design, would introduce an incongruous addition which would be harmful to the character and appearance of the host building and wider West End Green Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed rear dormer alterations, by reason of the materials, detailed design



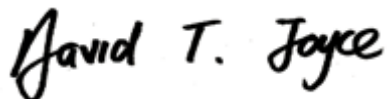
and increase in size, would result in an overly dominant extension with poorly proportioned windows which would be harmful to the character and appearance of the host building and wider West End Green Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policies 2 and 3 of the Fortune Green and 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