

Local Planning Services  
Middleborough House  
16 Middleborough  
Colchester  
CO1 1QT

Application Ref: **2018/1022/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974 4607

11 June 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**10-11 Wildwood Grove**  
**London**  
**NW3 7HU**

Proposal:  
Alteration to roof pitch of rear outrigger at first floor and hard landscaping of front forecourt.

Drawing Nos: 1.2 Rev.B, location plan and block plan.

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

#### Reason(s) for Refusal

- 1 The proposed alteration to the roof pitch of existing first floor outrigger, by reason of its siting, detailed design and resultant form, would adversely affect the existing proportions and symmetry of the host property and the wider terrace harming the character and appearance of the conservation area. The proposal is therefore contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017 and emerging policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.
- 2 The proposed hard landscaping of the front forecourt, by reason of its materials and the loss of soft landscaping with a permeable surface, would harm the verdant



character of the road to the detriment of the character and appearance of the conservation area. Furthermore, it would contribute to surface water run off increasing the risk of flooding. The proposal is therefore contrary to policies D1, D2 and CC3 of the London Borough of Camden Local Plan 2017 and emerging policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

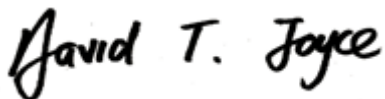
Informative(s):

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