

Archanaeum
39 Hendon Lane
London
N3 1RY

Application Ref: **2018/2018/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

18 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat B Ground Floor
45 Fordwych Road
London
NW2 3TN

Proposal:

Erection of upper ground floor rear extension; installation of replacement rear facing window.

Drawing Nos: 010_A-080_Rev.00 & 010_A-100_Rev.01

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 extension, by reason of its siting at first floor level, cumulative bulk, scale and mass in conjunction with the existing ground floor and first floor extensions and detailed design would be detrimental to the appearance of the host building and surrounding area. As such the proposal is contrary to Policy D1 of the Camden Local Plan (2017) and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015).



Informative(s):

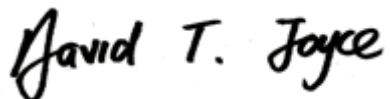
- 1 It is noted that a roof plan has not been provided as part of this application. Should a future application be submitted, the applicant is advised to submit appropriate roof plans.

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