

Ayad Al-Tuhafi Architects Ltd
62 Upper Montagu Street
London
W1H 1SW

Application Ref: **2018/2531/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

31 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
1 Ferncroft Avenue
London
NW3 7PG

Proposal:

First floor rear extensions to partially infill existing terrace and increase height of SE rear wing. Rear roof alterations including the formation of crown roof, increase in height of hipped roof to rear wing and the installation / replacement of rear dormer windows.

Drawing Nos: (Prefix - AA003-1) 01, 02,03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13.

Supporting documents: Design and Access Statement , Existing and Proposed Top Views, Existing and Proposed 3D Views (1-4)

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

Reason(s) for Refusal

- 1 The proposed extensions by reason of their size, bulk, design and location would be harmful to the character and appearance of the arts and crafts style host building and the Redington and Froggnal Conservation Area, contrary to the policies D1 and D2 of the London Borough of Camden Local Plan (2017).

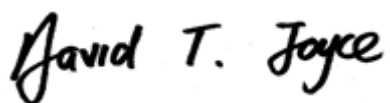


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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