

Application ref: 2018/2127/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 21 September 2018

Development Management
Regeneration and Planning
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Town Hall
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Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
London
NW11 7QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
40 Shoot-Up Hill
London
NW2 3QB

Proposal:

Erection of single storey rear extension at first floor level over existing roof terrace and relocation of associated existing access door to rear elevation
Drawing Nos: 1316EW_FUL: SH1; SH2; SH3; SH4; SH5; SH6; SH7; SH8; SH9; SH10.

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

Reason(s) for Refusal

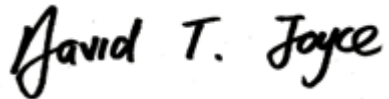
- 1 The proposed first floor rear extension, by reason of its size, bulk, design and location, would create an incongruous and dominant addition which would harm the character and appearance of the existing host building, its semi-detached neighbour and the surrounding area, contrary to policy D1 (design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design and character) 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning