

4D Planning
86-90 Paul Street
3rd Floor
London
EC2A 4NEApplication Ref: **2018/3992/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961****DRAFT**

13 February 2019

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:

Flat 3
15 Kingdon Road
London
NW6 1PJ

Proposal: Roof extension including new hatch access, front and rear dormers and creation of a rear roof terrace with railings within lower second floor roof area.

Drawing Nos: Design and Access Statement (July 2018); [KR] 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13.

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof alterations at front and rear, and roof terrace railing, by reason of their design, position and location, would appear as an incongruous form of development in a roofscape largely unimpaired by such alterations and would therefore result in harm to the character and appearance of the building, the terrace of which it forms a part and the surrounding area, contrary to policies A1 (Managing the impact of development), and D1 (Design) of the Camden Local Plan 2017, and policy 2 (Design and Character) of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

Executive Director Supporting Communities



In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION