

Application ref: 2018/6048/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 2 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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UPP - Urban Planning Practice  
74 Brent Street  
London  
NW4 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**5 Hemstal Road  
London  
NW6 2AB**

Proposal:

Erection of a first floor rear extension to the existing flat

Drawing Nos: U-LK-EP001 Location Plan; U-LK-EP001 Existing Plans; U-LK-EE001 Existing Elevations; U-LK-PP001 Rev 1 Proposed Plans; U-LK-PE001 Rev 1 Proposed Elevations.

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 extension, by reason of its height, bulk and design, would be an incongruous and obtrusive addition which would harm the architectural integrity of the existing building and the character and appearance of the surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed first floor extension, by reason of the proximity of its rear habitable room window, would result in the loss of privacy to the neighbouring property at no 11 Dynham Road, contrary to policy A1 (Managing the impact of development) of

the Camden Local Plan 2017.

Informative(s)

1. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer