

Application ref: 2020/0986/P
Contact: Alyce Jeffery
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Date: 18 May 2020

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MRPP
21
Buckingham Street
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WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
18 Frognal Way
London
NW3 6XE

Proposal:
Erection of two rear ground floor (third floor to the rear elevation) extensions.

Drawing Nos: Covering Letter; Additional Letter Issued 3.05.2020; Planning and Heritage Statement; Design and Access Statement; PHS - Appendix 1A; PHS - Appendix 1B; PHS - Appendix 2; PHS - Appendix 3; PL-C-000; PL-C-100; PL-C-101 Rev A; PL-C-102 Rev A; PL-C-103 Rev A; PL-C-104 Rev A; PL-C-105 Rev A; PL-C-106 Rev A; PL-C-107 Rev A; PL-C-108; PL-C-109

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

Reason(s) for Refusal


- 1 The proposed single storey rear extensions, by reason of their siting, design and material, would disrupt and alter the proportions of the original building and harm views of the existing roof form, and therefore result in a development that would be detrimental to the character and appearance of the host property and the surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed building) of the Hampstead Neighbourhood Plan 2018.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer