

Application ref: 2020/0050/P
Contact: Mark Chan
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Date: 23 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Forrester Architects
Studio 34
Harcombe Road
Hackney
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N16 0SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**6 Holmdale Road
London
NW6 1BP**

Proposal:

Erection of two storey rear extension at lower ground and raised ground floor levels with roof terrace at raised ground floor.

Drawing Nos: Location Plan, Design and Access Statement, 146_02.00, 146_02.01, 146_02.02, 146_01.00, 146_01.01, 146_01.02, 146_01.03, 146_01.04, 146_01.05, 146_03.00, 146_03.01, 146_03.02, 146_03.03, 146_03.04, 146_03.05, 146_03.06 and 146_04.00

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its height, massing, design and inappropriate materials, is considered to unduly dominate the rear elevation of the host property and the terrace of which it is a part and be detrimental to the local character and amenity 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 development, by reason of its height, bulk, fully glazed façade and

location of the roof terrace, would give rise to an overbearing sense of enclosure and overlooking to neighbouring properties and result in harm to the amenities their occupiers by way of loss of daylight, sunlight and privacy contrary to policy A1 (Managing the impact of development) of the 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 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
Director of Economy, Regeneration and Investment