

Application ref: 2021/1481/P  
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Date: 23 July 2021

**Development Management**  
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tea-arc  
32 Cissbury Ring South  
London  
N12 7BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**52 Menelik Road**  
**London**  
**NW2 3RH**

Proposal: Enlargement of existing rear dormer; replacement of existing windows in the front dormer window with Juliet balcony doors.

Drawing Nos: MR\_P\_001; MR\_P\_002; MR\_P\_003; MR\_P\_004; MR\_P\_005; MR\_P\_006A;  
MR\_P\_007A; MR\_P\_008.

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

#### **Reason for Refusal**

- 1 The proposed rear dormer, by reason of its location, size, bulk and detailed design, would result in an incongruous and bulky addition that would harm character and appearance of the host building, 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.

#### **Informatives:**

- 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer