

Application ref: 2022/0459/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 21 July 2022

Development Management
Regeneration and Planning
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Smerin Architects
The Studio
28 Killyon Road
SW8 2XT
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**3 Keats Close
London
Camden
NW3 2RP**

Proposal:

Erection of dormer to rear roof-slope.

Drawing Nos: PL 001; PL 002; PL 003; PL 004; PL 005; Site Photos; Planning Statement dated 01/02/2022; Design and Access Statement and Heritage Assessment dated 01/02/2022;

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

Reason(s) for Refusal


- 1 The proposed dormer by reason of its location, scale and design on an unaltered roof-scape, would harm the character and appearance of the host property, the group which it forms, and the wider conservation area, contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 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 2021.

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