

Tag Architects
14 Belsize Crescent
London
NW3 5QU

Application Ref: **2012/2910/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

27 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
27 Willow Road
London
NW3 1TL

Proposal:

Erection of a second floor rear extension and roof extension to create new third floor, including three rooflights on front roofslope and rear terrace and balcony, all in association with second floor flat (Class C3).

Drawing Nos: Site location plan (S4); S1B; S2B; S3B; S5B; S6B; S7B; P1B; P2; P3B; P5B; P6B; P7A; P8B; P9; Statement for planning application by TAG Architects dated 29/05/12.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its height, form, bulk, location and detailed design, would result in harm to the character and appearance of the building, the terrace of which it forms a part, and this part of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and



conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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