

Lichfield Planning
51 Chalton Street
London NW1 1HY

Application Ref: **2011/0947/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

16 September 2011

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

Householder Application Refused

Address:
9 Frognal Gardens
London NW3 6UY

Proposal:

Erection of a full width two storey extension to north (front) elevation, a part first floor extension to the west (side) elevation above converted garage, a replacement hipped roof with automated sliding glass roof and four roof lights at rear, a replacement sliding vehicular entrance gate, new pedestrian gate, and a two storey height frameless glazing unit to south (rear) elevation following full demolition of north elevation and part demolition of hipped roof and side garage to existing dwelling house (Class C3).

Drawing Nos: E001 Rev A; E002 Rev A; E003 Rev A; E102 Rev A; E103 Rev A; E104 Rev A; E105 Rev A; P001 Rev C; P002 Rev C; P003 Rev C; P004 Rev C; P102 Rev C; P103 Rev C; P104 Rev C; P105 Rev C; D001 Rev C; D002 Rev C; D003 Rev C; D004 Rev C; D102 Rev C; D103 Rev C; D104 Rev B; D105 Rev B; Assessment of Daylight to 98 Frognal (dated 28 June 2011 by BRE Ltd).

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 design, mass and bulk, would fail to maintain its townscape contribution to the group of dwellings of which it forms a part, and would therefore neither preserve nor enhance the character and appearance of this part of the Hampstead Conservation Area, contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

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