

Stuart Henley & Partners
2A Wrotham Business Park
Barnet
Hertfordshire
EN5 4SB

Application Ref: **2010/6291/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

19 January 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

Full Planning Permission Refused

Address:

**Flat Top Floor
26 Denning Road
London
NW3 1SU**

Proposal:

Erection of front dormer extension and enlargement of existing rear dormer to flat (Class C3).

Drawing Nos: Site location plan; 4085 01; -02; -03; -04; & -05.

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

Reason(s) for Refusal

- 1 The proposed rear dormer, by reason of its size, scale and detailed design, would be an unsympathetic, bulky and incongruous addition to the host building which would adversely affect its appearance and would fail to preserve or enhance the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (promoting high quality places) of 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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