

Stephen Brandes Architects  
8 Well Walk  
Hampstead  
LONDON  
NW3 1LD

Application Ref: **2010/1746/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

24 May 2010

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:  
**11 Holly Walk  
London  
NW3 6RA**

Proposal:

Erection of a roof extension including an increase in the ridge height; additions and alterations including installation of two dormer windows on west elevation, new windows on north and south elevations, one rooflight on east elevation and partial timber cladding on all elevations (Class C3).

Drawing Nos: Site Location Plan; 001; 002; 003; 011; 012; 013

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

#### Reason for Refusal

- 1 The proposed roof alterations, by reason of their bulk, location, form and proportions would be detrimental to the architectural integrity of the building and character of the Hampstead Conservation Area contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



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