

Montagu Evans Llp
6-12 Clarges House
Clarges Street
London
W1J 8HB

Application Ref: **2009/5762/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

3 March 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 Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Erection of single storey rear conservatory extension at lower ground floor level to existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; P3.199.001; P3.199.002; P3.199.003; P3.199.004; P3.199.005; P3.199.006; P3.199.101; P3.199.102; P3.199.103; P3.199.104; P3.199.105; P3.199.106; P3.199.201; P3.199.202; P3.199.203; P3.199.204; P3.199.205; P3.199.206; P3.199.207; Arboricultural Impacts of Proposed Conservatory Report, dated November 2009.

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

Reason(s) for Refusal

- 1 The proposed conservatory, by reason of its location and relationship with the host building, would be detrimental to the character, appearance and special historic



interest of the host building and the character and appearance of the Hampstead Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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