

Mr Mario Maestranzi Architect
10 Ravenscroft Park
High Barnet
Herts EN5 4ND

Application Ref: **2009/4639/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**
23 December 2009

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:
3B Heath Hurst Road
London
NW3 2RU

Proposal:
Erection of a rear dormer roof extension to single family dwelling house (Class C3).

Drawing Nos: Site Location Plan; HHR/3B/2; HHR/3B/3; HHR/3B/4; HHR/3B/5; HHR/3B/6;
HHR/3B/7; HHR/3B/8; HHR/3B/9;

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

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its siting, scale and design, would result in a prominent form of development which would have a detrimental impact upon the host building, detract from the integrity of the unaltered roofscape of the group of buildings 3a - 3d Heath Hurst Road and have a detrimental impact upon the character and appearance of the Hampstead Conservation Area, contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation area) of the London Borough of Camden Replacement Unitary Development Plan 2006.



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