



**Development Control
Planning Services**
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Betham Associates Architects
105-111 Euston Street
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NW1 2EW

Application Ref: **2006/1169/P**
Please ask for: **John Carter**
Telephone: 020 7974 **5809**

19 May 2006

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:
96 Highgate West Hill
London
N6 6NR

Proposal:
Side roof extension and rear dormer window and installation of rooflights.
Drawing Nos: Site Location Plan; 02A; 03A; 04A; 05A; 06A; 07B; 08B; 09B; 10B; 11B; 12A;
13A; 14A; 15B; 16A; 17B.

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

Reason(s) for Refusal

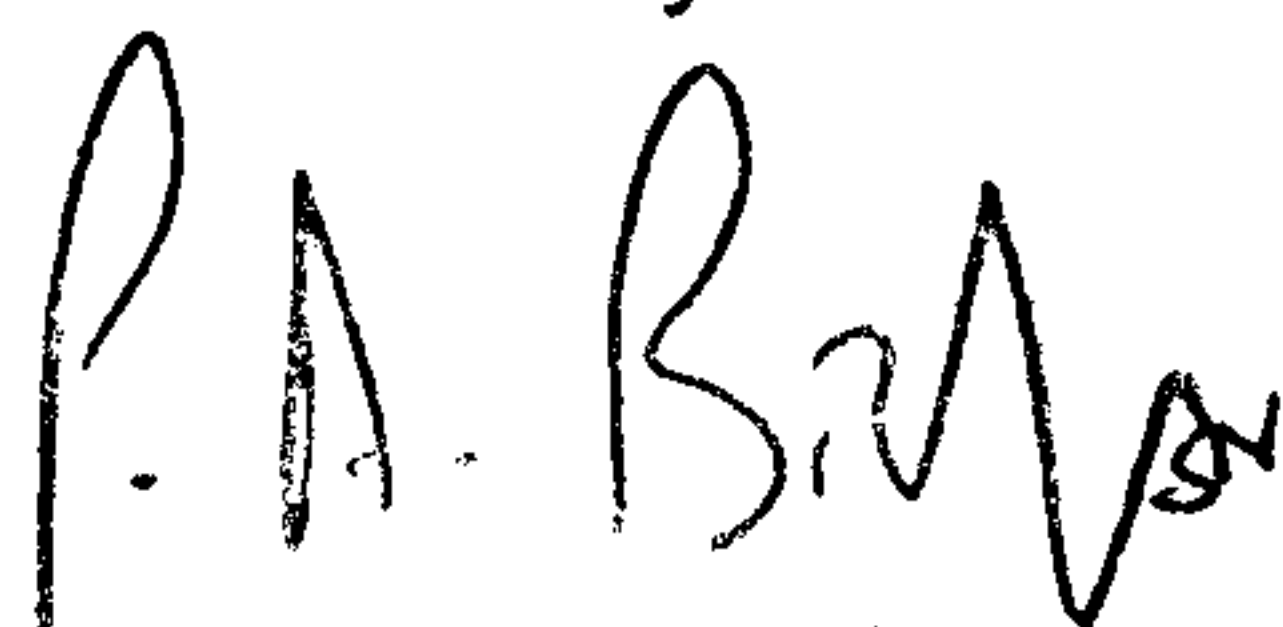
- 1 The proposed side roof extension, by reason of its size, location and design would be an overly prominent and incongruous feature which would detract from the character and appearance of the host building, the streetscene and the conservation area, contrary to policies EN1 (General Environmental Protection and Improvement), EN13 (Design of New Development), EN24 (Roof Alterations and Extensions) and EN31 (Character and Appearance of Conservation Areas) of the adopted London Borough of Camden Unitary Development Plan 2000, policies B1 (General Design



Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006, Supplementary Planning Guidance 2002 (2.8 Roofs and terraces) and the Holly Lodge Conservation Area Statement.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Brown', with a stylized flourish at the end.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)