

arharchitecture
Third Floor
57 Greek Street
London
W1d 3DXApplication Ref: **2014/5678/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

2 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
12 Rossllyn Hill
London
NW3 1PH

Proposal: Erection of roof extension to rear closet wing at 2nd floor level and new balustrade to retained terrace.

Drawing Nos: Location plan, 08-2014/01-02; 08-2014/01-03; 08-2014/01-04; 08-2014/01-05; 08-2014/01-06; 08-2014/01-07; 08-2014/01-08; 08-2014/01-09; 08-2014/01-10; 08-2014/01-11; 08-2014/01-12; 08-2014/01-13; Design and Access Statement; and Heritage Statement.

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

Reason for Refusal

- 1 The proposed 2nd floor rear extension, by reason of its height, location, detailed design and visual prominence would result in an overly dominant addition which would be detrimental to the character and appearance of the host building and wider Hampstead conservation area and would harm the special architectural and historic interest of the grade II listed property contrary to policies CS14 (Promoting high



quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment