

Robert Stodel
17 Hampstead Hill Gardens
London
NW3 2PH

Application Ref: **2016/5098/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

2 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**Maisonette 1st and 2nd Floor
17 Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Erection of extension at rear 1st floor level.

Drawing Nos: location plan; HG-100; Planning, Design and Access Statement

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

Reason(s) for Refusal

- 1 The proposed first floor rear extension, by reason of its height, bulk and location would result in an overly dominant rear addition which is out of proportion with the host property and detrimental to the character and integrity of the detached group of buildings of which it forms a part, causing harm to the character and appearance of the Hampstead Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

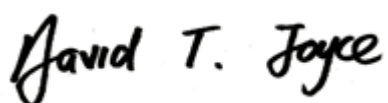


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities