

Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
NW11 7QE London

Application Ref: **2016/6455/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 4986

6 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Grove Lodge
9-11 Hampstead Lane
London
N6 4RT

Proposal:

Erection of 3 x rear dormers and alteration to roof profile; installation of 12 x rooflights to front and upper roof slopes

Drawing Nos: (Prefix: 1151JS_FUL) SH1; SH2; SH3; SH4; SH5; SH6; SH7; SH8 (REV B); SH9 (REV B); SH10 (REV B); SH11 (REV B); SH12 (REV B); SH13 (REV B); SH16 (REV B); Planning and Design & 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 rear dormers, by reason of their size, number and location on a largely unimpaired roofline, would be obtrusive additions, harming the character and appearance of the host building, the terrace of which it forms part and the Highgate Village 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



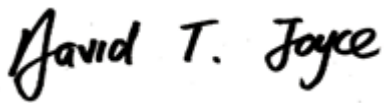
DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan Submission Draft 2016.

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, slightly slanted style.

David Joyce
Executive Director Supporting Communities