

Application ref: 2023/0521/P  
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Date: 11 April 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WEA Planning  
14 Windermere Rd  
2nd Floor  
Islington  
London  
N19 5SG

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:

**32 Willoughby Road  
London  
NW3 1RU**

Proposal:

Demolition of existing two storey rear wing and replacement with a wider 2 storey rear wing and a three storey part-width rear infill extension, both with green roofs; installation of replacement side gate and fence; addition of 2 side windows and 1 rear rooflight and replacement sash windows throughout.

Drawing Nos: 2104-01\_PL\_001 (Rev E), 2104-01\_PL\_002 (Rev F), 2104-01\_PL\_003 (Rev E), 2104-01\_PL\_004 (Rev D), 2104-01\_PL\_005 (Rev E), 2104-01\_PL\_000, 2104-01\_PL\_101 (Rev E), 2104-01\_PL\_102 (Rev D), 2104-01\_PL\_103 (Rev D), 2104-01\_PL\_104 (Rev E), 2104-01\_PL\_105 (Rev D), 2104-01\_PL\_110 (Rev B), 2104-01\_PL\_111 (Rev A), 2104-01\_PL\_010 (Rev A), Design Report (02/02/2023) and Design and Access Statement (February 2023)

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

Reason(s) for Refusal

- 1 The proposed three storey rear infill extension, by reason of its location, scale, excessive bulk and height, and incongruous design and materiality, would be harmful to the character and appearance of the host building, streetscene and conservation area. The proposal is therefore contrary to policies D1 (Design) and D2

(Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

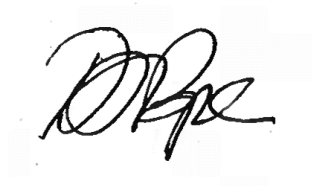
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer