

Application ref: 2023/1715/P
Contact: Jennifer Dawson
Tel: 020 7974 8142
Email: Jennifer.Dawson@camden.gov.uk
Date: 23 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Underscore Architecture
86-90 Paul Street
London
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
7 Well Road
London
Camden
NW3 1LH

Proposal:

Variation of condition 2 (approved plans) of planning permission 2021/6013/P dated 27/04/2022 (for: Demolition of the first floor extension to the rear bay window and restoration of the bay with new railings; erection of 2 rear and side extensions to the lower ground floor; replacement of existing rooflights, replacement of windows with timber double glazed windows; and various associated alterations), namely to alter the rear balustrades from metal to glass.

Drawing Nos: A-321-WEL-011 Rev P3; A-321-WEL-012 Rev P3; A-321-WEL-021 Rev P3;
A-321-WEL-033 Rev P3.

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

Reason(s) for Refusal

- 1 The change from a metal to a glass balustrade would harm the significance of the conservation area, and the traditional style of the host building, contrary to policies D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 the Hampstead Neighbourhood Plan 2018.


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-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 grey rectangular background.

Daniel Pope
Chief Planning Officer