

Application ref: 2023/0208/P
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Date: 6 July 2023

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Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
14 Well Road
London
NW3 1LH

Proposal:

External alterations including installation of stone cladding to front and part of side elevations, roof-coping and rooflight above garage, alterations to fenestration at ground floor level, new boundary treatment to frontage and landscaping works.

Drawing Nos:

2202_X_10_01 PL, 2007_X_20_00 PL, 2007_X_20_02 PL, 2007_X_40_01 PL,
2007_X_40_02 PL, 2007_X_40_03 PL, 2007_X_40_04 PL, 2007_P_20_-01 PL,
2007_P_20_00 PL, 2202_P_20_02 PL, 2007_P_40_01 PL, 2007_P_40_02 PL,
2007_P_40_03 PL, 2007_P_40_04 PL, 14 Well Road Design and Access Statement by
THISS Studio.

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

Reason(s) for Refusal

- 1 The proposed facade works and front boundary works, by virtue of their design, height and bulk, would result in an incongruous and dominant addition which would harm the character and appearance of the host building, the streetscene and Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the

London Borough of Camden Local Plan 2017, and Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of 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-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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer