

Application ref: 2023/1036/P  
Contact: Miriam Baptist  
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Date: 20 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
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GOAStudio London residential architecture limited  
86-90 Paul Street  
London  
EC2A 4NE

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**114 Flat 1st And 2nd Floor**  
**Heath Street**  
**London**  
**NW3 1DR**

Proposal:

Replacement roof including roof extension at rear and replacement roof dormer, rooflight to rear and replacement windows throughout.

Drawing Nos:

223 00, 2223 01, 2223 61, 2223 02, 2223 62, 2223 03, 2223 63, 2223 04, 2223 64, 2223 05, 2223 65, 2223 06, 2223 66, 2223 07, 2223 67, 2223 0,8 2223 68, Design access and heritage statement by GOAStudio, Structural Report: For Upper Maisonette 114 Heath Street London NW3 1DR, Opening up works evidence as existing.

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

Reason(s) for Refusal

- 1 The loss of historic fabric and roof form proposed to the rear, as well as a new rooflight, would harm the building's historic composition and appearance and would therefore result in harm to the special architectural and historic interest of the listed building and wider Hampstead Conservation Area contrary to Policy D1 and Policy D2 of the Camden Local Plan 2017 and Policy DH1 and Policy DH2 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-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