

Application ref: 2023/4231/P
Contact: Matthew Dempsey
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Date: 29 January 2024

Development Management
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused

Address:
Ames House
26 Netherhall Gardens
London
NW3 5TL

Proposal:

Details of Condition 4 (detailed drawings) of planning permission 2022/4886/P dated 19/07/2023 (for Various alterations including replacement front entrance staircase with bike and bin stores below; new front gates; extension of rear lightwell and installation of upper ground floor rear balcony and staircase; installation of new and replacement windows and doors to front, rear and northern side elevations; and insertion of front and rear rooflights).

Drawing Nos: Site Location Plan P-100 Rev1, P-520 Rev2, P-521 Rev2, P-522 Rev2, P-523 Rev2, P-524 Rev2, P-525 Rev2, P-526 Rev2, P-527 Rev2, P-528 Rev2. Appendix A: Planning Condition 4 2022/4886/P (Materials and finishes; TG Studio 04/10/2023), Window details C1771-B1 RevC (Original Sash, 12/09/2023 Page 1-32) & W101 & W107 (Original Sash Page 1-2). Cover letter (Savills 05/102/2023).

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

Reason(s) for Refusal

- 1 The submitted details by reason of insufficient information or inadequate detailing are not considered to satisfactorily meet the requirements of condition 4 of the associated application ref: 2022/4886/P, dated 19/07/2023. Approval of these details would fail to preserve the character and appearance of the conservation area and be contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

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 printed name and title.

Daniel Pope
Chief Planning Officer