

Application ref: 2024/1248/P
Contact: Lauren Ford
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Date: 20 August 2024

Development Management
Regeneration and Planning
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Studio M R
92 Prince of Wales Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
6 Well Road
London
Camden
NW3 1LH

Proposal:

Erection of single-storey wrap-around extension with installation of a roof light to main front slope. Alterations to fenestration at first floor rear and side elevations; minor alterations to the front light well to allow access and a bike storage in the vault area.

Drawing Nos: WER-X-001; WER-X-002; WER-X-100; WER-X-101; WER-X-200; WER-X-300; WER-X-301; WER-X-302; WER-P-002; WER-P-100; WER-P-101; WER-P-200; WER-P-300; WER-P-301; WER-P-302; Design & Access / Heritage / Planning Statement, March 2024; Tree Survey Report, 22nd March 2024; Structural Statement, 28 March 2024.

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

Reason(s) for Refusal

- 1 The proposed rear wrap-around extension, by reason of its location, height, form, scale and design, would result in an incongruous and unsympathetic addition that would detract from the character and appearance of the host building and fail to preserve the character and appearance of the Hampstead 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 2018-2033.

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