

Application ref: 2024/2662/P
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Date: 22 August 2024

Development Management
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Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell
London
SE13 7UX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

The Lodge
North End Avenue
London
NW3 7HP

Proposal: Erection of a single storey rear extension

Drawing Nos: Drawing No: FF018-PL001, FF018-PL002, FF018-PL003, FF018-PL004, FF018-PL005, FF018-PL006, FF018-PL007, FF018-PL009, FF018-PL010, FF018-PL011, FF018-PL012, FF018-PL013, FF018-PL014, FF018-PL015, 'Arboricultural Survey, Impact Assessment & Method Statement', 'Design and Access Statement', 'Fire Safety Strategy'

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

Reason(s) for Refusal

- 1 The proposed extension by reason of its form, siting, scale and detailed design would be a dominant and incongruous addition to a building which otherwise makes a positive contribution to the character and appearance of the Hampstead Conservation Area. The proposed works would cause harm to the character and appearance of the host building and the conservation area contrary to Policies A1, D1 and D2 of the Camden Local Plan 2017, Policies H26, H27, H28, H29 and H30 of the Hampstead Conservation Area Statement 2001 and the National Planning Policy Framework 2023.

- 2 The extensive areas of glazing across the southeast and southwest elevations are in conflict with the cooling hierarchy and likely to result in a thermally inefficient building and result in overheating, contrary to policies CC1 and CC2 of the Camden Local Plan 2017 and the National Planning Policy Framework 2023.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2023.

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



Daniel Pope
Chief Planning Officer