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Application Ref: **2013/4860/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

12 February 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Refused

Address:
16 New End Square
London
NW3 1LN

Proposal:
Erection of single storey garden link building with rooflight at rear ground floor level to dwelling house (Class C3).

Drawing Nos: Site location plan; 002 Rev P1; 006 Rev P2

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

Reason(s) for Refusal

- 1 The proposed single storey rear extension, by reason of its form, location and relationship with the host buildings, would be harmful to the character, appearance and special historic interest of the host buildings and the character and appearance of the Hampstead Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality



design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

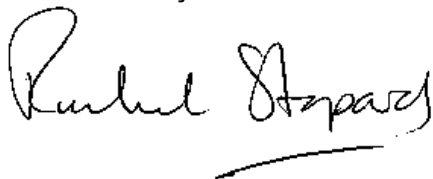
- 1 You are advised this submission includes the following omissions and inaccuracies:
 - Lack of justification for the works or assessment of the heritage value of the garden structure in the heritage statement
 - The window proportions for 2 of the rear windows on the existing house at first floor and second floor are drawn inaccurately (both are drawn as 3 over 3 when they should be 6 over 6)

In any future application the Council will expect fully accurate plans to be submitted for consideration.
- 2 It would appear that unauthorised works have been carried out without consent. This appears to include the creation of a large opening between the rear room and the lobby at ground floor level and the replacement of two original timber windows with aluminium/uPVC windows on the ground floor closet wing. You are advised that these possible breaches are being investigated by the Council's enforcement team (case reference: EN14/0172).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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