

Brod Wight Architects
75 Haverstock Hill
Belsize Park
London
NW3 4SL

Application Ref: **2013/0617/P**
Please ask for: **Hilary Cuddy**
Telephone: 020 7974 2125

13 March 2013

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

Full Planning Permission Refused

Address:
Whitestone House
Whitestone Lane
London
NW3 1EA

Proposal:

Replacement glass and metal balustrade at ground floor level on east elevation of existing dwelling (Class C3).

Drawing Nos: 1011-AP2-S01; 02; 03; 04; 05; 1011-AP6-S06; 1011-AP2-AP-01; 02; 03; 04; 05; 06; 07; 08, Design and Access Statement by Brod Wright Architects dated 31/01/13, Ref 1011-DAS V2..

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

Reason(s) for Refusal

- 1 The proposed replacement balustrades, by virtue of the glazed material finish in itself and the combination of a glazed material finish on the garden elevation and a metal material finish on the Heath side elevation, would appear as incongruous additions to the host building failing to respect its character and integrity in addition to



failing to preserve and enhance the character of the surrounding 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.

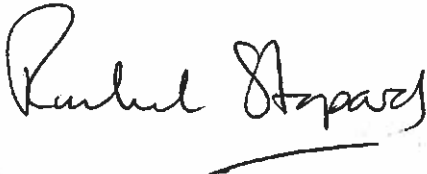
Informative(s):

1

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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