

Archer Architects
The Tea Building Studio 3.07
Shoreditch High Street
London
UK
E1 6JJ

Application Ref: **2009/3970/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

13 November 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

Woodbine Cottage
Vale of Health
NW3 1AX

Proposal:

Erection of ground floor glass conservatory at the rear of single family dwelling house (Class C3) with associated works to lower the windows facing the courtyard to create two new entrance doors.

Drawing Nos: 5061_00_00 Rev P; 5061_00_100 Rev P; 5061_01_100 Rev P; 5061_01_111 Rev P; 5061_01_112 Rev P; 5061_01_113 Rev P; 5061_01_114 Rev P; 5061_02_100 Rev P; 5061_02_101 Rev P; 5061_02_111 Rev P1; 5061_02_112 Rev P; 5061_02_113 Rev P1; 5061_02_114 Rev P1; 5061_02_120; 5061_02_121 Rev P; 5061_02_180; 5061_02_181; 5061_02_ Rev P; SK01 Rev A; Structural glass details; 5061_00_03.

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 glazed extension, by virtue of its siting, scale and design, would be at odds with the special architectural character of the host listed building and the character and appearance of the wider Hampstead Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Unitary Development Plan 2006.

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