

AS Studio Ltd
2 Magdalen Mews
London
NW3 5HB

Application Ref: **2009/4304/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

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:
8 Willow Road
London
NW3 1TJ

Proposal:
Erection of a fully glazed rear extension at ground floor level with pitched roof to upper ground level to the rear of dwelling house (Class C3).

Drawing Nos: 1008(PLA)107; 1008(EXI)101B; (EXI)102-103B; (EXI)104-106B; (EXI)200-201-202B; (EXI)300B; (APP)100-101B; (APP)102-103B; (APP)104-106B; (APP)200-201-202B; (APP)300B; (PRO)100-101B; (PRO)102-103B; (PRO)104-106B; (PRO)200-201B; (PRO)202-300B; (EXI-APP-PRO)107-108-109B; Arboricultural Method Statement 28/07/09.

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 extension, by reason of its size, height, design and materials, would be an overly dominant and incongruous addition to the host property and the



terrace of which it forms part, and would be highly visible from the public realm, to the detriment of the character and appearance of the host property and the Hampstead conservation area, contrary to policies B1 (General design principles); B3 (Alterations and extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed rear extension, by reason of its height and depth, would result in an overbearing appearance and increased sense of enclosure to the rear of no. 9 Willow Road to the detriment of the residential amenity of neighbours, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed rear extension, by reason of its large glazed area at ground and upper ground floor levels, would cause a loss of amenity to the neighbouring upper ground and first floor level windows at no. 9 Willow Road as a result of light spillage, contrary to policies SD6 (Amenity for occupiers and neighbours) and SD7 (Light, noise and vibration pollution) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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