

Pennington Phillips Ltd  
16 Spectrun House  
32-34 Gordon House Road  
LONDON  
NW5 1LP

Application Ref: **2007/2949/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 September 2007

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:  
**23A Hampstead Hill Gardens**  
**London**  
**NW3 2PJ**

#### **Proposal:**

Erection of a replacement 2 storey dwellinghouse with 2 basement levels, plus forecourt parking, lightwell and new boundary enclosure at front, plus projecting balconies and lightwell at rear.

Drawing Nos: 5800/01; 03; 04; 05; 08; 09; 10; 11; 12; 13; 20; 21; 22; 23; 24; 25; 26; 28; 29; 30; 32; 33; Tree Survey/Report dated 9.7.07

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

#### **Reason(s) for Refusal**

- 1 The proposed new building, by reason of its inappropriate details of roof form, elevational design, fenestration and materials, does not adequately relate to the existing context of the townscape nor provide an enhanced replacement to the existing building, and thus it would be detrimental to the setting of neighbouring buildings and to the character and appearance of the streetscene and of this part of



the conservation area, contrary to policies B1 (design principles) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidelines in the Hampstead Conservation Area Statement.

- 2 The proposed building with basement lightwells at front and rear, by reason of its insufficient soft landscaped areas and lack of "green" roof, would provide limited opportunities for future planting and reduce the biodiversity potential and visual amenity of the site and thus be detrimental to the overall biodiversity value of the area and character of the streetscene, contrary to policies B1 (design principles) and N5 (biodiversity) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed new building, by reason of its proximity to the adjoining cherry tree in 25 Hampstead Hill Gardens which is considered to have high amenity value in the townscape, would impact on the crown of that tree and, in the absence of further information on its root spread within the application site, would impact on its root zone; it would thus be likely to harm both the amenity value of the tree and its future health and longterm survival and would be detrimental to the character and appearance of the streetscene and conservation area, contrary to policies N8 (trees) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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