

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

Application Ref: **2007/2950/C**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 September 2007

Dear Sir/Madam

## **DECISION**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Conservation Area Consent Refused**

Address:

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

Proposal:

Demolition of existing building, in association with its replacement by new dwelling house

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;

The Council has considered your application and decided to refuse conservation area consent for the following reason(s):

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

- 1 The demolition of this building, in the absence of an approved scheme for its replacement, would be likely to result in harm to the character and appearance of the surrounding Conservation Area, contrary to policy B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidelines in the Hampstead Conservation Area Statement.



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