

Stride Treglown Ltd  
Promenade House  
The Promenade  
Clifton Down  
Bristol  
BS8 3NE

Application Ref: **2007/0147/P**  
Please ask for: **Matthew Durling**  
Telephone: 020 7974 **2643**

24 May 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:  
**28 Hampstead High Street**  
**London**  
**NW3 1QB**

#### **Proposal:**

Replacement of timber door with partially glazed door to the secondary entrance on the front elevation of the existing bank, plus minor alterations to the handrail as a variation to planning permission and listed building consent dated 19/10/2005 (ref. 2005/3408/P & 2005/3417/L) for external alterations to front elevation of existing bank, including the insertion of an external ramp to provide disabled persons access.

Drawing Nos: LP1; LP2; D2669\_002/D-PLAN; 012/I-PLAN; 400 REV C/C-PLAN; 400/D(2); and 401/B.

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

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

- 1 The replacement of the timber entrance door with a partially glazed door by reason of the loss of historic fabric, its inappropriate design and materials, would be detrimental to the special historic interest and appearance of this grade II listed



building and would fail to either preserve or enhance the character and appearance of the Hampstead Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions), B4 (Shopfronts, advertisements and signs), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and relevant guidance contained within the Camden Planning Guidance 2006 and Hampstead Conservation Area Statement.

Informative(s):

- 1 It is understood that the works to which this application relate were deemed to be necessary as it is no longer possible to pin open the secondary entrance door during banking hours because of the need to maintain security to the upper floors. You are advised that there is an alternative to the works proposed and deemed unacceptable by the Council. You may wish to investigate installing additional security features to the new door (as approved) in the existing arched opening between the secondary entrance hall and the base of the stairs to the upper floors. This would allow the door to be pinned open during opening hours whilst maintaining controlled access from the ground floor.

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