



Development Control
 Planning Services
 London Borough of Camden
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CZWG Architects & Guy Stanfield
 Architects
 318 Kensal Road
 London
 W10 5BZ

Application Ref: **2006/1685/P**
 Please ask for: **Matthew Durling**
 Telephone: 020 7974 **2643**

03 August 2006

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:
102A Frognal
(Adjoining 102)
London
NW3 6XU

Proposal:

Demolition of existing conservatory and garage and the construction of a new 3-storey dwellinghouse with integral garage and forecourt parking.

Drawing Nos: 808-EX01; EX02A; EX03A; EX04A; PL01A; PL02A; PL03A; PL04A; PL05A; PL06A; PL07A; PL08; PL09; PL10; Perspectives GSA808 x 2;

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 house, by reason of a combination of its excessive height, overbearing mass, unsympathetic form and detailed design, would be detrimental to the setting of the adjoining buildings that positively contribute to the character of the conservation area, to the quality of the townscape gap between these 2 buildings,



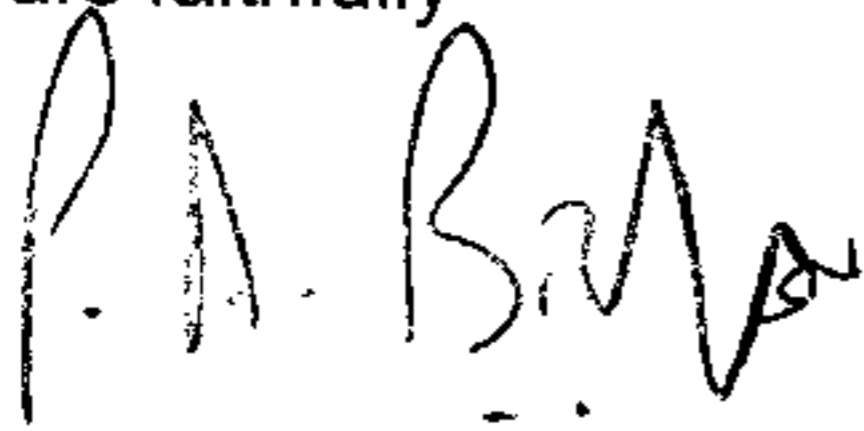
and to the character and appearance of this part of the Hampstead conservation area, contrary to policies S1,2,7 (strategic policies), B1 (design principles), B7 (conservation areas), B9 (local views) of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice contained in the Hampstead Conservation Area Statement.

Informative(s):

- 1 You are advised that the new house needs to be capable of meeting "Lifetime Homes" standards as required by policy H7 of the UDP, and that any resubmission of an application for a new house here should demonstrate how these standards can be met.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. B. M. A.' with a stylized flourish at the end.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)