

Syte Architects
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2013/8312/L**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

26 September 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
18 Well Road
London
NW3 1LH

Proposal:

External and internal alterations in connection with a single storey rear extension, including installation of new rear door at garden level, and landscaping in rear garden.

Drawing Nos: 218.100A; 101A; 121A; 120A; 122A; 123A; 124A; 200B; 220A; 221A; 222B; 223A; 224B; 225

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its scale, bulk, materials and detailed design would appear as an over dominant and incongruous addition, would be detrimental to the character, appearance and special architectural and historic interest of the host listed building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.



You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment