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Application Ref: **2014/4394/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

10 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
7 and 9 Pond Street
London
NW3 2PN

Proposal: Erection of single storey rear extension to No. 7 with associated landscaping, and internal works to No. 7 and No. 9

Drawing Nos: Site location plan; 1036-S01; 1036-S02; 1036-S03; 1036-S04; 1036-S05; 1036-S06; 1036-S07; 1036-AP1-01; 1036-AP1-08; 1036-AP1-03; 1036-AP1-02; 1036-AP1-07; 1036-AP1-06; 1036-AP1-04; 1036-AP1-05; Tree survey and Arboricultural Method Statement by Martin Dobson Associated dated 3rd July 2014 (Ref. A92)

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

Reason(s) for Refusal

- 1 The proposed rear extension by reason of its depth, width and position on the rear elevation would be an incongruous and obtrusive addition to the building which would detract from the appearance and special architectural and historic interest of this terrace of Grade II listed buildings and the wider Hampstead Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy



and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed rear extension to the existing A3/A4 use by reason of its size and proximity to neighbouring residential habitable rooms is likely to have a detrimental impact on neighbouring residential amenity in terms of noise and general disturbance contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Please note that reason for refusal no. 2 only relates to the proposal in its current use as A3/A4. This reason for refusal would not be applicable should planning permission ref. 2013/0953/P dated 10/04/2013 for the change of use of ground floor of No. 7 and lower ground floors of Nos 7 and 9 from restaurant/bar (Class A3/A4) to office (Class B1a) was implemented before its statutory expiry of 10/04/2016.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment