

Brod Wight Architects
75 Haverstock Hill
London
NW3 4SL

Application Ref: **2014/4647/L**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

10 October 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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** listed building consent 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 removal of the internal wall at basement level between nos. 7-9 is would result in the loss of the original character of the building and would have a detrimental impact on the special interest of the listed building contrary to 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.

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