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Application Ref: **2014/5995/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

30 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**St. Johns Church
Downshire Hill
London
NW3 1NU**

Proposal:

Erection of a single-storey side extension to existing church (Class D1)

Drawing Nos: Site location plan (ref: 1251-001); (Prefix1251-) 101; 102; 111 Rev A; 112 Rev A; 113 Rev A; 114 Rev A; 115 Rev A; 116 Rev A; 117 Rev A; 118; 119; 120; Design and Access Statement by MEB Design Ltd dated September 2014; Sunday groups analysis by MEB Design Ltd dated 15th October 2014 Rev A; Justification for need for a second bedroom by MEB Design Ltd dated 17th November 2014

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

Reason(s) for Refusal

- 1 The proposed extension, by virtue of its siting, size and scale would harm the special architectural and historic interest of this grade I listed building, and the character and appearance of this part of the Hampstead Conservation Area and is thereby contrary to policy CS14 of the London borough of Camden Local Development Framework



Core Strategy; and policies DP24 and DP25 of the London Borough of Camden
Local Development Framework Development Policies.

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

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

Ed Watson
Director of Culture & Environment