

Hugh Cullum Architects Ltd  
61b Judd Street  
London  
WC1H 9QT

Application Ref: **2017/2150/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

21 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

Address:  
**16 New End Square**  
**London**  
**NW3 1LN**

Proposal: Erection of glazed link between house and garden studio and installation of replacement timber window at rear 2nd floor level.

Drawing Nos: Site location plan, NES16-E002(\_), NES16-E003(\_), NES16-E004(\_), NES16-E005(\_), NES16-P002(\_), NES16-P003(\_), NES16-P004(\_), NES16-P005(\_), NES16-P006(\_), Revised Design and Access Statement dated March 2017, Heritage Statement updated May 2017

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

#### Reason(s) for Refusal

- 1 The proposed single storey rear extension, by reason of its form, location and relationship with the host buildings, would be harmful to the character, appearance and special historic interest of the host buildings and the character and appearance of the Hampstead Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017, paragraphs 7.4, 7.6 and 7.8 of the London Plan 2016 and



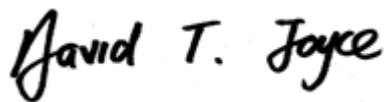
paragraphs 132 and 134 of the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning