

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

Application Ref: **2017/2832/L**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

21 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
16 New End Square
London
NW3 1LN

Proposal: Erection of glazed link between the house and the garden studio and a number of minor modifications to the interior arrangement and the fenestration to the rear.

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** listed building consent 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, and due to the loss of historic form and fabric, 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 policy D2 of the Camden Local Plan 2017, paragraphs 7.4, 7.6 and

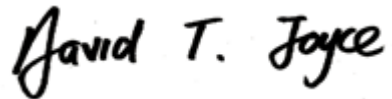


7.8 of the London Plan 2016 and paragraphs 132 and 134 of the National Planning Policy Framework 2012.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning