

Martin Evans Architects  
18 Charlotte Road  
London  
EC2A 3PB

Application Ref: **2017/3535/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

22 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 4**  
**25 Pilgrim's Lane**  
**LONDON**  
**NW3 1SX**

Proposal: Replacement of low wrought iron railings at top of bay windows on Pilgrim's Lane and Carlingford Road elevations with new higher wrought iron railings for safety & maintenance purposes.

Drawing Nos: (PIL-PL-)EXT-01; EXT-02, EXT-03; Proposed Pilgrim's Lane and Carlingford Road elevation drawings (both ref. PIL-PL-PRO-02).

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

#### Reason(s) for Refusal

- 1 The proposed railings, by reason of their design, size and location, would introduce an incongruous and widely visible addition which fails to respect the historic and architectural integrity of the host building, and would be harmful to the character and appearance of the Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

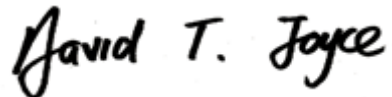


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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