

Application ref: 2018/1723/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 31 August 2018

**Development Management**  
Regeneration and Planning  
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Leigh & Glennie Ltd  
6 All Souls Road  
Ascot  
SL5 9EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**12 Willoughby Road**  
**London**  
**NW3 1SA**

Proposal: Rear infill extension at 1st floor level with terrace above.

Drawing Nos: (026.P-)001, 101 to 108 (inclusive), 201-208 (inclusive), 501; Planning statement from Leigh & Glennie Ltd dated March 2018; Design & access statement from Andrew Fortune Architects dated 10 April 2018.

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

#### Reason(s) for Refusal

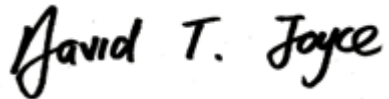
- 1 The proposed extension and terrace, by reason of its height, bulk, form and detailed design, would cause harm to the original design and proportions of the host building, the architectural integrity of the wider terrace as a whole, and would fail to be read as a subordinate extension, causing harm to the character and appearance of the host building, wider terrace of buildings and the Hampstead Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policy DH1 of the Hampstead Neighbourhood Plan (passed referendum June 2018).

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning