

Application ref: 2018/1341/P  
Contact: Sofie Fieldsend  
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Date: 10 October 2018

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE**  
**REFUSAL**

Address:

**43 Flat A Hampstead High Street**  
**London**  
**NW3 1QG**

Proposal:

Erection of two storey rear extension at first and second floor level and conversion of existing 3 bed flat to provide 2 x 1 bed flats (Class C3).

Drawing Nos: LP 01, EX -01, EX -02, EX-03, EX-04, EX-05, P-01, P-02, P-03, P-04 and P-05.

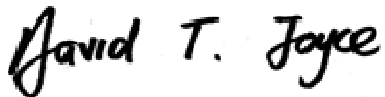
The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed two storey rear extension, by reason of its siting, scale, height, bulk, detailed design and its proximity to listed buildings (No.s 1,3,5,7,9 Flask Walk) would overwhelm the rear elevation of the host property and would constitute a visually prominent, discordant and disproportionate addition harming the Hampstead Conservation Area and the setting of the neighbouring listed buildings (Nos 1,3,5,7,9 Flask Walk) contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation area and listed buildings) of the Hampstead Neighbourhood Plan (2015).

- 2 The proposed side windows of the development facing No.52 Hampstead High Street by reason of their siting, scale and lack of obscure glazing results in overlooking and a harmful loss of privacy to this building, contrary to policy A1 (Managing the impact of development ) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure the residential units as car-free housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

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