

Application ref: 2018/5507/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 4 February 2019

Development Management
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Ana Alonso Architect
39B Bellevue Road
London
N11 3ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
42 Willow Road
London
NW3 1TS

Proposal:

Erection of rear spiral staircase from upper ground level to lower ground. Replacement of ground floor rear window with door. Alterations to side boundary wall.

Drawing Nos: AP(00)02 Rev.A; AP(00)03 Rev.A; AP(00)04 Rev.A; AP(00)05 Rev.A; AP(00)06 Rev.A; AP(00)07 Rev.A; AP(00)08 Rev.A and site location plan.

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

Reason(s) for Refusal

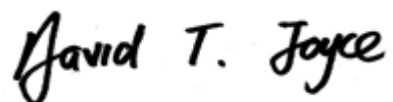
- 1 The proposed staircase by reason of its siting, scale and bulk would appear as a visually obtrusive and prominent addition given the corner siting of the property and it would fail to respect and preserve the original design and proportions of this row of terraces, all to the detriment of the character of the building and the wider conservation area, contrary to policies D1 and D2 of Camden's Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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