

Application ref: 2019/5421/P
Contact: Alyce Jeffery
Tel: 020 7974 3292
Date: 17 February 2020

Development Management
Regeneration and Planning
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Red Squirrel Architects Ltd
Unit 2
32 Devonshire Road
Forest Hill
London
SE23 3SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 5
112 Fitzjohn's Avenue
London
NW3 6NT

Proposal:

Replacement of the existing third floor, front and side elevation single glazed painted timber framed windows with double glazed aluminium framed windows.

Drawing Nos: Design and Access Statement; 158/01/01; 158/01/02; 158/01/03; 158/01/05

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

Reason(s) for Refusal

- 1 The proposed replacement windows, by reason of their design and materiality, would be detrimental to the character and appearance of the host property and the surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) and of the Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation area and listed buildings) of the Hampstead Neighbourhood Plan 2015.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer