

Application ref: 2019/5141/P  
Contact: Rachel English  
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Date: 8 June 2020

**Development Management**  
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Aoife Donnelly Architects  
Old School Rooms  
The Round Chapel  
Powerscroft Road  
London  
E5 0PU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**33 Willow Road**  
**London**  
**NW3 1TN**

#### **Proposal:**

Excavation to create basement level, single-storey, side extension below garden. Installation of rooflight to rear roofslope. Alteration to boundary treatment.

Drawing Nos: Site location plan, 055\_EX\_00, 055\_EX\_01, 055\_EX\_02, 055\_EX\_03 (first floor plan), 055\_EX\_03 (roofplan), 055\_EX\_05, 055\_EX\_06, 055\_EX\_07, 055\_EX\_08, 055\_EX\_09, 055\_EX\_10, 055\_EX\_11, 055\_PP\_00, 055\_PP\_01, 055\_PP\_02, 055\_PP\_03, 055\_PP\_04, 055\_PP\_05revA, 055\_PP\_06revA, 055\_PP\_07, 055\_PP\_08revA, 055\_PP\_09, 055\_PP\_10, 055\_PP\_11revA, 055\_PP\_12revA, 055\_PP\_13, 055\_C\_PA\_01, 055\_C\_PA\_02, 055\_C\_PA\_03, 055\_C\_PA\_04, 055\_C\_PA\_05, 055\_C-PA\_06, 055\_C\_PA\_07, 055\_C\_PA\_08

Design and Access Statement dated October 2019, Basement Impact Assessment Project no. 371691 - 03 (01) dated July 2019, Heritage Statement dated July 2019, Structural Design and Methodology Report revision B dated 17.09.19.

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

#### **Reason(s) for Refusal**

- 1 The proposed basement side extension and front lightwell, by reason of the detailed design, height, massing, materials and siting, would have a detrimental impact on

the character and appearance of the grade II listed host building, the listed terrace 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 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

- 2 The proposed entrance gates, by reason of their material and detailed design, would appear incongruous, reducing the open character of the front garden and so would result in harm to the character and appearance of the grade II listed host building, the listed terrace 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 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.
- 3 In the absence of an independent audit of the basement impact assessment, the applicant has failed to demonstrate the development would not cause harm to the built and natural environment including the local water environment, ground conditions and the structural stability of the listed building and neighbouring properties contrary to policy A5 (Basements) of the London Borough of Camden Local Plan (2017) and policy BA1 (Local requirements for Basement Impact Assessments) of the Hampstead Neighbourhood Plan 2018.
- 4 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, and neighbouring amenity including air quality contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017 and BA3 (Local Requirements for Construction Management Plans) of the Hampstead Neighbourhood Plan 2018.
- 5 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to mitigate the impact of the basement works on the adjacent public highway contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) 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 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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer