

Application ref: 2019/5420/L
Contact: Rachel English
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Date: 8 June 2020

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Aoife Donnelly Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 and associated internal alterations to dwellinghouse. 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** listed building consent 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 cottage, the listed terrace and the Hampstead Conservation Area, contrary to policies D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy 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 policy D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy DH2 (Conservation areas and listed buildings) 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer