

Application ref: 2020/3115/P
Contact: Josh Lawlor
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Date: 12 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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www.camden.gov.uk/planning

Conservation PD (Planning + Design)
65-69 Kings Cross Road
London
WC1X 9LW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat 3
15 New End
London
NW3 1JD

Proposal: Erection of a bi-sloped combination roof with a crown top, dormer window, 2x rooflights and installation of chimney stack to side elevation.

Drawing Nos: D1000 - Existing plans 1, D1001 - Existing Plans 2, D1100 - Existing Sections, D1200-Rev01 - Existing Elevations, D2000 - Proposed Plans 1, D2001 - Proposed Plans 2, D2100 - Proposed Sections, D2200-Rev01 - Proposed Elevations
Heritage, Design and Access Statement

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

Reason(s) for Refusal

- 1 The proposed roof extension and alterations by reason of their siting, massing, scale and design would be visually prominent and incongruous additions which fail to relate to the form and architectural composition of the host building and adjoining terrace. The proposal would be detrimental to the character and appearance of the host building, the adjoining terrace, and the wider Hampstead Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of

Camden Local Plan 2017, and Policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 and title.

Daniel Pope
Director of Economy, Regeneration and Investment