

Application ref: 2019/6356/L
Contact: Adam Greenhalgh
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Date: 20 November 2020

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DWD
6 New Bridge Street
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
20 Well Road
London
NW3 1LH

Proposal: Alterations in connection with a variation of condition 2 (approved drawings) in relation to listed building consent (2018/2984/L) dated 25/04/2019 for the construction of basement extension, erection of replacement single storey side extension, and various alterations, namely to construct a front lightwell and a centrally located internal lightwell.

Drawing Nos: Drawing Nos: 06.953:14 Rev C, 15 Rev C, 16 Rev C, 17 Rev A, 19 Rev C, 23 Rev A, 24 Rev C, Heritage Statement, V & R Engineers Letter

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 front lightwell, by reason of its dimensions and visual prominence on the principal elevation of the building, would represent an inappropriate addition to the grade II listed host property harmfully altering its proportions and compromising the ability to read its historic relationship to the listed Logs building thereby undermining the special architectural and historic interest of both buildings and harming their contribution to the character and appearance of the Hampstead Conservation Area. As such, the proposal would be contrary to policy D2 (Heritage) of the LB Camden Local Plan, the Hampstead Conservation

Area Statement 2001 and policy DH2 (Conservation Areas and Listed Buildings)
of the Hampstead Neighbourhood Plan 2018.

Informative(s):

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