

Application ref: 2021/0406/L  
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Date: 17 May 2021

**Development Management**  
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Ms Zoe Chan Eayrs  
111, Frognal  
London  
NW3 6XR

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused and Warning of Enforcement Action to be Taken

Address:

**111 Frognal  
London  
NW3 6XR**

Proposal:

Variation of condition 2 (approved drawings) of listed building consent ref: 2019/6100/L granted 03/03/2020 for the erection of basement room beneath garden, erection of single storey rear extension at upper ground level and reinstatement of historic gabled rear elevation; replacement front dormer windows; internal and external refurbishment (summary); Namely, changes to internal layouts, changes to footprint of rear extensions at ground and lower ground floor level, replacement of rear wall, installation of railings and planters to rear, changes to new window design, replacement floor joists, amendment to stair position.

Drawing Nos: MP rev.07, P2.UG rev.9, P1.P rev.9, S2.FF rev.09, P2.LG rev.09, S1.DD rev.09, S3.GG rev.09, E1.CC rev.09, E2.EE rev.09, LP rev.01, SP.LG rev.01, SP.UG rev.01, 01 rev. B, Letter from Rose Associates dated 26/01/2021, Planning and Heritage Statement, Material Information and Manufacturers Details, Initial Heritage Impact Assessment dated March 2021, Letter dated 27/01/2021, and letter dated 10/05/2021.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The development, by reason of the cumulative impact of the size of the rear extensions at upper ground and lower ground floor level, the proposed materials, and garden railings and planter boxes, harms the special historic and architectural interest of the listed building, contrary to policy D2 (Heritage) of the Camden Local Plan and policy 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](mailto: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



Daniel Pope  
Chief Planning Officer