

Application ref: 2021/5081/L
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Date: 14 February 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

27 Hampstead High Street
London
NW3 1QA

Proposal:

Removal of louvre fanlight to storefront and replaced with clear glass. Removal of solid timber entrance door and replace with half glass timber door. Removal of alarm box and letter box from storefront. New decorations to storefront.

Drawing Nos: Site location plan; Block plan; Design Access and Heritage Statement;
Drawings numbered: PL303, PL101

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

Reason(s) for Refusal

- 1 The loss of the existing timber door and its replacement with a timber and glazed door harms the special historic and architectural significance of the Grade II listed building and its setting within this part of the Hampstead Conservation Area. The detailed design and appearance of the replacement is inappropriate and harmful. The loss of historic fabric and the harm caused by the disruption to the elevational composition of the Grade II listed building would be contrary to policy D1, D2 and D3 of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan, the London Plan 2021, and


the National Planning Policy Framework 2021.

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 2021.

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