

Application ref: 2021/5658/P
Contact: Fast Track GG
Tel: 020 7974 2047
Email:
Date: 19 December 2022

Development Management
Regeneration and Planning
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Blackdog
Bury Barn
Brent Pelham
SG90AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
48 Rossllyn Hill
London
NW3 1NH

Proposal:
Replacement of existing ground floor shopfront doors and windows.

Drawing Nos: PR 03 Revision A (Block and Site Plans); PR 10 Revision G.

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

Reason(s) for Refusal

- 1 The replacement shopfront, by reason of its layout, proportions, detailed design and materials, disrupts the historical elevational composition of a building which contributes positively to the Hampstead Conservation Area, causing harm to the character and appearance of the Conservation Area contrary to policies D1, D2 and D3 of the London Borough of Camden Local Plan 2017, DH1 and DH2 of the Hampstead Neighbourhood Plan.

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 2021.

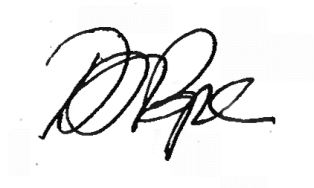
ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer