

Application ref: 2022/2975/P  
Contact: Enya Fogarty  
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Date: 12 January 2023

**Development Management**  
Regeneration and Planning  
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Llowarch Llowarch Architects  
74  
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London  
NW1 9BX  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**15 Maisonette Lower Ground And Ground Floor  
Nassington Road  
London  
Camden  
NW3 2TX**

Proposal:

Erection of a single storey rear extension at lower ground floor level, removal of window and lowering cill at lower ground floor level.

Drawing Nos: EX LA\_01; EX\_01; EX\_03; EX\_04; EX\_05; EX\_06; EX\_07; EX\_08; EX\_09;  
V\_01; V\_02; PR\_01; PR\_02; PR\_03; PR\_04; PR\_05; PR\_06; PR\_07; PR\_08; Design and  
Access Statement dated 08/07/22 prepared by Llowarch Llowarch Architects

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

#### **Reason(s) for Refusal**

- 1 The proposed extension, by virtue of detailed design and materials would harm the appearance the building and the conservation area, contrary to policies D1 (Design), D2 (Heritage) of the Local Borough of Camden Local Plan 2017 and policies DH1, DH2 of the Hampstead Neighbourhood Plan 2018.
- 2 The proposed extension, by reason of its location, height, and design, would cause

unacceptable harm to the amenity of the neighbouring residential occupiers by way of loss of privacy, contrary to policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1

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:

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

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