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Application Ref: **2013/5855/P**
Please ask for: **Paul Gardiner**
Telephone: 020 7974 **3968**

13 December 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Householder Application Refused

Address:
58 B King Henrys Road
London
NW3 3RP

Proposal:

Excavation of a basement and rear extension at lower ground, ground, and first floor levels and alterations to hard standing including bin store and cycle store to the front of the existing dwelling. Installation of new front door at ground floor level and replacement of glass balustrade to first floor level. Replacement windows and replacement spandrels between upper floor windows and parapet level to residential dwelling. Insertion of new windows to the rear elevation at second floor level (Class C3).

Drawing Nos: 11169 A P 001, Design & Access Statement (Amit Green: 13 Sept 2013), Proposed basement Impact Assessment (Structures) (David Dexter Associates: Jan 2013), 11169 A P 002, 003, 004, 005, A S 010, A E 020, 021, 031, A P 200, 201, 202, 203, 204, 205, A E 220 rev B, 221, A S 210.

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



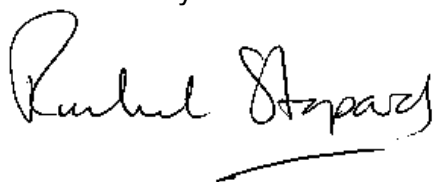
Reason(s) for Refusal

- 1 The proposed conservatory at rear first floor would, by reason of its location, bulk, and design would appear as an incongruous feature detrimental to the character and appearance of the host building and the group of buildings of which it forms a part. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy policy CS5 and CS14 and Camden Development Policy DP24.
- 2 In the absence of an up-to-date basement impact assessment that considers the specific design of the current application, it has not been adequately demonstrated that the proposal would not result in a significant impact to the built and natural environments and local amenity in terms of surface flow and flooding, subterranean (groundwater) flow or land stability. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy and Development Policies CS5, CS14, DP23, DP26 and DP27.
- 3 The proposed conservatory would by reason of its location, scale and height result in loss of outlook and increasing sense of enclosure to neighbouring occupier. The proposal would therefore be contrary to Camden Local Development Framework Core Strategy policy CS5 and Camden Development Policies DP26.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.