

Kyson Design Ltd
28 Scrutton Street
London
EC2A 4RP

Tel 020 7974 4444
Fax 020 7974 1930
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2013/2891/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

3 September 2013

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:
29 & 30 Lyndhurst Road
London
NW3 5PB

Proposal:
Variation of condition 6 (development built in accordance with approved plans) as a minor material amendments to planning permission ref 2011/0174/P dated 09/03/2011 (the remodelling of 2 semi-detached properties with extensions to front, rear & basement), namely to change the rear garden landscaping by introducing a retaining wall and basement level courtyard terraces, increase in size of upper rear dormer windows, alterations to fenestrations and doors to front and rear façade and installation of new binstores and gates at the front.(Retrospective)
Drawing Nos: 1799A, 2001, 2002, 2003, 2004, 2005, 3000A, 3001A, 3002A, 3003A, 3004, 3005, 4000

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Variation or Removal of Condition(s) for the following reason(s):

Reason(s) for Refusal

- 1 The upper four rear dormer windows, by reason of their size and detailed design are an unduly prominent and discordant feature on the building and fail to preserve or enhance the character and appearance of the existing building and Fitzjohns/Netherhall Conservation Area. This is contrary to policies CS5 (Managing



the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

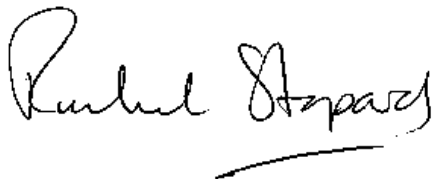
- 2 The windows and doors on the front and rear facades, by reason of their detailed design, detract from the appearance of the existing building and fail to preserve or enhance the character and appearance of the Fitzjohns/Netherhall Conservation Area. This is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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