

LOM
Boulevard House
92 Fortis Green
London N2 9EYApplication Ref: **2012/6795/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

3 June 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**

Address:

**59 Maresfield Gardens
London NW3 5TE**

Proposal:

Erection of a new building comprising of a double basement and partial sub basement, lower ground, ground and first floor levels to provide a four bedroom single-family dwellinghouse (Class C3) (following demolition of existing dwellinghouse).

Drawing Nos: 1095/100; 1067/101; 1067/102; 1067/103; 1067/104; 1067/105; 1095/106; 1095/107; 1095/108; 1095/200; 1095/201; 1095/202; 1095/203; 1095/204; 1095/205; 1095/206; 1095/207; 1095/208; 1095/209; 1095/210; 1095/211; 1095/212; 1095/213; 1095/214; 1095/302; 1095/305; Planning, Access and Design report by LOM dated 12 August 2008; Arboricultural Survey and Constraints by Ben Larkham Associates dated 20/06/2008; Code for Sustainable Homes Planning Pre-assessment Report by Richard Hodgkinson Consultancy dated 08/03/2013; Basement Impact Assessment Report by Geotechnical & Environmental Associates dated December 2012; letter from ARUP entitled Audit of Revised Basement Impact Assessment December 2012 dated 17th April 2013.

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

Reason(s) for Refusal

- 1 The proposed development by virtue of its scale, depth and extent of site coverage below ground would result in overdevelopment of this plot, which is currently occupied by a modest infill development appropriate to this part of the conservation area, which would cause harm to the built environment contrary to policies CS5 and CS14 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP24, DP25 and DP27.
- 2 The proposed development by virtue of the extent of excavation and basement construction would have a disproportionate impact on the amenity of neighbours and the structural integrity of their properties contrary to policies CS5 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP26 and DP27.

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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444