

LOM  
Boulevard House  
92 Fortis Green  
London N2 9EYApplication Ref: **2012/6812/C**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 3070

3 June 2013

Dear Sir/Madam

**DECISION**Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990**Conservation Area Consent Refused**

Address:

**59 Maresfield Gardens  
London NW3 5TE**

Proposal:

Demolition of existing single-family dwellinghouse (Class C3).

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 conservation area  
consent for the following reason(s):



Reason(s) for Refusal

- 1 The proposed demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the character and appearance of the surrounding conservation area, contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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