

Alan Hardy
Kyson
28 Scrutton Street
London
EC2A 4RPApplication Ref: **2012/5904/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

4 January 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**Variation or Removal of Condition(s) Refused**Address:
29-30 Lyndhurst Road
London
NW3 5PBProposal:
Variation of condition 6 (development built in accordance with approved plans) as a minor material amendment 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 front and rear garden landscaping by introducing basement level courtyard terraces and retaining wall at the rear and new binstores and gates at the front.

Drawing Nos: 1800

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

Reason(s) for Refusal

- 1 Insufficient information has been submitted with regard to the rear basement courtyards and retaining wall and the front bin stores and gates to demonstrate that the development will not have an adverse impact on the amenities of adjoining



properties, on the appearance of the building and on the character and appearance of the conservation area. It is therefore 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 policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that full floorplan, elevation and section drawings, showing all changes to the approved scheme, must be submitted with any future application in order to allow a proper assessment of the amended scheme. This must include the basement courtyard and retaining wall and the bin stores and front gates.
- 2 You are advised that there is currently a breach of planning control. If you do not receive permission for the unlawful works, an enforcement notice will be served on this site.

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.

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