

Kyson
Kyson
28 Scrutton Street
London
UK EC2A 4RPApplication Ref: **2012/3461/P**
Please ask for: **Philip Neising**
Telephone: 020 7974 **1908**

22 August 2012

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988**Approval of Details Refused**

Address:

**29 -30 Lyndhurst Road
London
NW3 5PB**

Proposal:

Details required by condition 3 (Hard and Soft landscaping and means of enclosure), 5 (trees to be retained on or adjoining site), 7(drainage plans) of planning permission 2011/0174/P decided 12/01/2011 for: Remodelling of 2 semi-detached properties with extensions and alterations, including erection of a front and rear roof extension with four front velux windows and four rear dormer windows to create a new attic floor; excavation to create a new basement floor.

Drawing Nos: LS-1000; 1128/5200 rev A; Details of planting; Tree protection measures prepared by TRETEC ref 0612.

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

Reason(s) for Refusal

1 Condition 3

The proposed frontage hard surfacing, by reason of the amount, material and colour,



would be detrimental to the character and appearance of the host properties, streetscene and the wider Fitzjohns/Netherhall Conservation Area, contrary to London Borough of Camden Local Development Framework Core Strategy 2010 policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserve heritage) and the London Borough of Camden Local Development Framework Development 2010 Policies with particular regard to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage)

2 Condition 5

Insufficient information has been submitted with regard to the tree protection measures to demonstrate that the development will not have an adverse impact on the existing trees and would maintain and preserve the character and appearance of the conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework 2010.

3 Condition 7

Insufficient information has been submitted with regard to the surface water tank. The Council is therefore unable to determine that the works proposed would not have an adverse impact on retained trees and thus the character and appearance of the building and the wider conservation area. The application is therefore contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy 2010 and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework 2010.

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