

B2 Chartered Surveyors
Unit 9,
27 The Broadway
London
N8 8DR

Application Ref: **2012/0661/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

17 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
**Vine Cottage
Gayton Road
London
NW3 1TX**

Proposal:
Amendment for the provision of a basement extension to the north elevation associated with planning permission (2009/1622/P) granted on 08 December 2009 for: Erection of a 2 storey single family dwelling house with basement, following the demolition of existing 2 storey cottage.

Drawing Nos: Site Location Plan 100_B; 110_D; (Prefix VC.082_) 109_A, 122.T_A, 122.T_B; Basement Impact Assessment Report by B2 Chartered Building Surveyors dated July 2012; Design and Access Statement by Block Architecture dated 01.04.08 and Supplementary Design and Access Statement Ref: VC.082_DAS_SUP; Structural Planning Report by Lyons O'Neill dated Mar 2009.

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, in the absence of an arboricultural statement to demonstrate otherwise, is considered likely to cause harm to the adjacent tree by encroaching within its root protection zone contrary to policy CS15 (Protecting open space and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 (Conserving Camden's heritage) and DP27 (Basements and lightwells) 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.

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