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United Kingdom

Application Ref: **2011/5076/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

5 December 2011

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

### Variation or Removal of Condition(s) Refused

Address:  
**62 ELSWORTHY ROAD**  
**LONDON**  
**NW3 3BU**

#### Proposal:

Variation of condition 3 for minor material amendments to planning permission granted 07/02/11 (2010/6827/P) as amended on 02/08/11 (2011/2277/P) for erection of new side and rear extension (following demolition of existing) and the excavation of a basement and sub-basement including front and rear light well plus elevational alterations to single family dwelling house (Class C3) namely, enlargement of sub-basement and basement and alterations to internal layout.

Drawing Nos: 1009-EX-100- 0, 130-0; 1118 00 101, 102, 103, 300, 301.

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

#### Reason(s) for Refusal

- 1 The applicant has not demonstrated that the additional works works of excavation would safeguard the structural stability of the application property and adjacent properties, nor that the development would prevent an unacceptable impact on the



water environment in the surrounding area, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed excavation would have a detrimental impact on the ability of the rear garden of the application property and the neighbouring property to accommodate mature planting and landscaping and their resulting contribution to the character and appearance of the Elsworthy Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP25 (Conserving Camden's Heritage) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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