

Jane Duncan Architects  
The Old Warehouse  
Chalfont Station Road  
Little Chalfont  
Amersham  
Buckinghamshire  
HP79PN

Application Ref: **2011/4584/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

4 November 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

### **Full Planning Permission Refused**

Address:

**2 Maresfield Gardens  
London  
NW3 5SU**

Proposal:

Amendments to planning permission granted 12/03/09 (2008/2288/P) as amended on 25/08/10 (2010/2772/P) and 12/07/11 (2011/2206/P) for change of use from original 5 flats to proposed 4 flats, including erection of a basement extension with lightwell to the front and rear and a rear internal courtyard, erection of single-storey ground floor extension on the front elevation, erection of a lower ground and ground floor rear extension, addition of rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in rear garden, namely to revise the internal layout and reduce the number of flats from proposed 4 to 3. (overall reduction in 2 flats from original 5).

Drawing Nos: TM-1209-P-002-A;110-B, 120-B; 150; 160; 200-A; 210-A; 300-A; Site Location Plan.

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



## Reason for Refusal

- 1 The proposed change of use from five self contained flats to three self contained flats would result in the net loss of two residential units, which fails to meet the Council's strategic objective to increase the supply of housing and is therefore contrary to Policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.

### 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***