

Panter Hudspith Architects  
4-8 Emerson Street  
London  
SE1 9DU

Application Ref: **2011/4122/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

13 October 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:  
**2b Briardale Gardens**  
**London**  
**NW3 7PP**

#### **Proposal:**

Variation condition 9 of planning permission 2009/1017/P granted on 09/07/2010 and amended on 08/12/2010 by permission 2010/5086/P for erection of a 3-storey and basement detached dwelling house including balcony at rear and with forecourt car parking (Class C3). Variation includes the removal of the external staircase from forecourt to basement, installation of car lift and pit in the front forecourt to provide 1 no. underground parking space, recessing of ground floor front elevation by 0.8m from first floor front façade.

Drawing Nos: 50/00-F; 50/01-E; 50/02-C; 50/03-D; 50/04-D; 50/10-F; 50/15-F; P01-G;  
Report on Site Investigation; Arboricultural Report, Impact Assessment and Method Statement.

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

Reason for Refusal



- 1 The roof of the proposed structure, on account of its position and detailing, would detract from the green character and appearance of the streetscene to the detriment of the appearance of the host and neighbouring properties and the wider conservation area contrary to policies CS15 (Protecting and improving our parks of the London Borough of Camden Local Development Framework Core Strategy and DP27 (Basements and lightwells) of 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***