

John Cooper Associates  
3 Midhurst Road  
Fernhurst  
Surrey  
GU27 3EE

Application Ref: **2010/4299/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

13 December 2010

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

### **Householder Application Refused**

Address:  
**31 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal:  
Alteration to dwelling house (Class C3) including basement excavation for an additional lower basement level (below front lightwell and vaults) and installation of glazed panel with French Doors in front lightwell.

Drawing Nos: 01 (Site Location Plan); 02; 03; SC01; and Statement Anticipated Method Statement/Sequence dated 20 September 2010 by Quadrant Harmon Consulting Ltd.

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

#### Reason for Refusal

- 1 The proposed additional basement level by reason of its size, location and detailing would detract from the special interest of the listed building and as such would be contrary to policy CS14 (Promoting high quality places and conserving our heritage)



of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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