

Michael Olive Architects  
34 Station Road  
North Mymms  
Hatfield  
Hertfordshire  
AL9 7PG

Application Ref: **2010/2658/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

10 August 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

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

Address:  
**Gondar House  
Gondar Gardens  
London  
NW6 1QG**

Proposal:  
Retention of alterations including installation of two rooflights on front roof slope, two rooflights on rear roof slope and new door on ground floor front elevation, as amendment to planning permission (ref: 2008/1414/P) granted on 13/11/2008 for (erection of a two storey side extension and a single storey rear extension, and change of use of 2 self-contained flats to 3 self-contained residential units (1x 1-bed flat, 1x 1-bed maisonette and 1x 3-bed maisonette).

Drawing Nos: 636/P1 A (including Site Location Plan); P4 B; P10 D; and P11.

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

Reason for Refusal



- 1 The door and associated steps on the Hillfield Road elevation of the building, by reason of their form, design and positioning, would appear as an incongruous and obtrusive form of development which would detract from the appearance and character of the original building and streetscene and unbalance the architectural rhythm of the rest of terrace on Hillfield Road, contrary to policies B1 (General Design Principles), and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 The refusal of this application and other works that are not included in this application will be reported to the Council's Enforcement Section for an investigation of alleging a breach of planning control for the proposed alterations to the Hillfield elevation and front garden of the application property.
- 2 The drawings that are submitted with this application are incomplete and therefore it has not been possible to make a full assessment of all the works carried out at the property and requiring planning permission in accordance with the Council's relevant policies.
- 3 The application has been assessed on the basis that drawing no. 636/P10 rev D is the proposed drawing and 636/P4 rev B is the approved drawing.

**ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***