

Mr Nick Timson
TNG Architects Ltd
39-51 Highgate Road,
London
NW5 1RS

Application Ref: **2009/5622/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

2 March 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:
**40 Manor Lodge,
Frognal Lane,
London
NW3 6PP**

Proposal:
Erection of a single storey outbuilding within garden of residential dwelling.

Drawing Nos: Site location plan; Arboricultural report by Simon Pryce, dated 29/05/2008;
0915-S1; 0915-P1; P2; P3; P4 & P5.

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

Reason(s) for Refusal

- 1 The proposed outbuilding by reason of its bulk, scale and design, would be detrimental to the setting of the listed building and the character and appearance of the conservation area contrary to policies B1 (General Design Principles); B6 (Listed buildings) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The applicant has failed to adequately demonstrate that the development would not cause harm to the existing trees on site and that they would be protected during construction, contrary to the provisions of Policy N8 (Ancient Woodlands and Trees) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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