

Catherine Lee Architecture and
Interiors
16 Upper Wimpole Street
London
United Kingdom
W1G 6LT

Application Ref: **2009/5265/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

10 February 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

Address:
94 South Hill Park
London
NW3 2SN

Proposal:
Additions and alterations including excavation works to create a new basement, incorporating a new swimming pool and rear garden lightwell, to existing family dwelling (Class C3).

Drawing Nos: Site location plan; SHP/B103; SHP/B201; SHP/B202; SHP/B203; SHP/B301; SHP/B302; SHPA201-B; SHP/A301-B; SHP/A203-B; SK.05 Rev D; SHP/A102-B; SHP/A103-B; Hydrogeological Review dated Nov 2009; Consulting Structural Engineers Report dated Nov 2009; Arboricultural report dated 14th July 2009.

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

Reason(s) for Refusal

- 1 The applicant has failed to demonstrate with adequate evidence that the proposed basement excavation would not detrimentally affect local groundwater flows and



levels of flood risk in the immediate area. This would be contrary to policies B1 (General design principles) and SD9B (resources and energy) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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