

BB Partnership  
17 Remington Street  
LONDON  
N1 8DH

Application Ref: **2009/3324/P**  
Please ask for: **Jenny Fisher**  
Telephone: 020 7974 **2527**

24 November 2009

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:  
**48 Queen's Grove**  
**London**  
**NW8 6HH**

#### Proposal:

Erection of a three storey residential dwelling house with basement extended underneath rear garden and underground parking (following demolition of existing two storey residential dwelling house and coach house) (NB previous planning permission and conservation area consent granted for partial demolition and rebuild behind front facade of single family dwelling house (Class C3) 2007/6101/P and 2007/6104/C)

Drawing Nos: Site Location Plan; Block Plan; EPV 100; 101; 102; 103; 104; 201C-; 202 B; 203 B; 204; 205; 206 A; 207 B; 210; Structural Engineer's Report; Tree Report; Design and Access and Sustainability report; Noise Assessment; Technical Data; PPG15 Statement; Lifetimes Homes Standards Statement

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



Reason(s) for Refusal

- 1 The proposed replacement building by reason of scale, bulk, mass and detailed design would be detrimental to adjoining buildings and the character and appearance of the conservation area contrary to policies B1 (design) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting Camden Planning Guidance December 2006.

Informative(s):

- 1 You are advised that within the context of a scheme which was in all other respects acceptable the Council would require a contribution to be paid by the applicant to repave the footway adjacent to the site on both St John's Park and Queens Grove and the vehicular crossover on St John's Wood Park.
- 2 You are advised that within the context of a scheme which was in all other respects acceptable the Council would expect full details of the location of each piece of plant and how it would comply with the Council's noise standards.

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