

MSA  
First Floor  
70 Hatton Garden  
London EC1N 8JT

Application Ref: **2008/3674/P**  
Please ask for: **Jenny Fisher**  
Telephone: 020 7974 **2527**

25 March 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:  
**34 Kingstown Street**  
**London**  
**NW1 8JP**

Proposal:  
The erection of a new single dwellinghouse on basement, lower ground, ground and first floors.

Drawing Nos: 087-sk-100; sk- 101; letter dated 26/08/2008; structural executive summary; tree survey and protection report  
7174/001 P1; /101 P1; /102 P1; /103 P1; /104 P1; /105 P1; /200 P1  
087-100-P; 101 - P rev. A; 102-P rev. A; 103 - P; 104 - P; 105-P rev. A; 106 -P; 107 - P rev. A; 108 - P rev. A 109-P rev. A; 110 - P; 111 - P; 112 -P  
200 -P rev. A; 201 -P rev. A; 202 - P rev. A; 203 - P rev. A; 204- P; 300-P rev. A; 301-P rev. A; 302 - P rev. A; 303 - P rev. A; 400 - P; 401- P rev. A 402 -P ; 403 - P; 900 - P

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



## Reason(s) for Refusal

- 1 The proposed new building would, by virtue of the volume of additional accommodation below ground level, represent an overdevelopment of the site, and would as such be contrary to the requirements of policies S1, S2, S3 [Sustainable Development] and B1 [General Design Principles] of the London Borough of Camden Replacement Unitary Development Plan 2006.

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