

Mr Hayden Bowler  
Flat 3  
12 Goodwins Court  
London  
WC2N 4LL

Application Ref: **2007/5892/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **5809**

19 March 2008

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:  
**56 South Hill Park**  
**London**  
**NW3 2SJ**

Proposal:  
Alterations to front garden to create additional single room at basement level and works to front enclosure.

Drawing Nos: Site Location Plan; 1; 2; & 3.

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

#### Reason(s) for Refusal

- 1 The proposed extension, by reason its bulk, depth and location in the front garden and the consequent loss of a significant area of landscaped frontage, would have a detrimental impact on the setting and appearance of the host building, the character of the streetscene largely unimpaired by front garden extensions, and on the character and appearance of the South Hill Park Conservation Area, contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7



(Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, and design advice in the Camden Planning Guidance and the South Hill Park Conservation Area Statement.

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