

Barton Willmore
11-13 High Street
Theale
READING
RG7 5AH

Application Ref: **2007/0680/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

14 September 2007

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:
Klippan House
50 Well Walk
London
NW3 1BT

Proposal:

Change of use of Klippan House from 3 flats into a single dwelling house; replacement of 2 garages by erection of a new 2 storey and basement building facing East Heath Road, comprising ground floor garage for main house, a 1st floor selfcontained 2 bedroom flat with access off East Heath Rd, and a new basement with swimming pool and ancillary accommodation connected to main house; new hard surfacing and alterations to entrances and boundary walls on both frontages.

Drawing Nos: KHW/S001, 002, 101 - 103, 201 - 205, 301 - 303; KHW/P002B, 003 (scale 1:100), 003 (scale 1:250), 101A - 104A, 105, 106A, 201, 202A, 203A, 204, 205, 301A - 303A, 501; Sustainability schedule dated 20.6.07;

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



Reason(s) for Refusal

- 1 The new building on the site of the existing garages, by reason of its siting, bulk, massing and detailed design, would result in harm to the setting of the listed building, contrary to policy B6 (Listed Buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The new building on the site of the existing garages, by reason of its siting, bulk, massing and detailed design, would result in harm to the setting of the listed building and to the character and appearance of the streetscene and surrounding Conservation Area contrary to policies B1 (design principles), B6 (Listed buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised, for the avoidance of doubt, that the principle of the conversion of the existing building from three flats back to a single dwellinghouse would only be acceptable in circumstances that do not entail the net loss of more than one self-contained unit.

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