

Arlen Properties PLC
Breasy Place
9 Burroughs Gardens
LONDON
NW4 4AU

Application Ref: **2007/2804/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 **5821**

17 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:
23 Maresfield Gardens
London
NW3 5SD

Proposal:
Erection of single-storey rear extension to ground floor flat and relocation of existing summerhouse to rear of site.
Drawing Nos: 2006/P3; 2006/P1

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

Reason(s) for Refusal

- 1 The proposed rear extension would, by virtue of its excessive bulk and depth, emphasize an existing overly large extension, dominate the original building and detract from the character and appearance of the Fitzjohn's / Netherhall 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 the guidance on rear extensions in the Fitzjohn's Netherhall Conservation Area Statement and Camden



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