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**Development Control
Planning Services**
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Cardoe Martin Ltd
40-42 Osnaburgh Street
London
NW1 3ND

Application Ref: **2004/3292/P**
Please ask for: **Sharon Bermingham**
Telephone: 020 7974 **5101**

04 August 2006

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 and Warning of Enforcement Action to be Taken

Address:
The Studio
33A Broadhurst Gardens
London
NW6 3QT

Proposal:
Retention of a single-storey storage building in the rear garden.
Drawing Nos: Location Plan
Site Plan, 3675/1A, 2, 4, 5, 6, 7 and East Elevation.
Statutory declaration dated 11th November 2004.

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

Reason(s) for Refusal

- 1 The retention of the single storey storage building, by reason of its location within a garden which has already been significantly developed by other permanent structures would be detrimental to the total amount of amenity space available to the occupants of the lower ground floor flat, contrary to Policy B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice given in the



Swiss Cottage Conservation Area Statement.

- 2 The retention of the single storey storage building, by reason of its location within a garden which has already been significantly developed by other permanent structures, would be detrimental to the landscape setting and sense of openness of the garden and the character and appearance of the surrounding conservation area, contrary to Policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice given in the Swiss Cottage Conservation Area Statement.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)