

RECEIVED 17 MAY 2005

Mark Lutyens
Unit 10
81 Southern Row
London
W10 5AL

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2005/0866/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

06 May 2005

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:
Gardnor House
Flask Walk
London
NW3 1HA

Proposal:

Erection of glazed porch behind tradesman gate on Gardnor Road, 2 timber pergolas on either side of it, associated increased height of boundary wall on south side of gate, and erection of timber trellis around perimeter of roof of basement extension.

Drawing Nos: Site Location Plan; ML/041001/1; 2; 3; 4; 5; 6; 5 (site plan)

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

Reason(s) for Refusal

- 1 The southern pergola, porch and trellis and increased height of the boundary wall, by reason of their location and height and consequent visibility in the streetscene, would be detrimental to the special architectural and historic interest of the listed building and its setting and to the character and appearance of the conservation area, contrary to policies EN1 (General environmental protection and improvement),



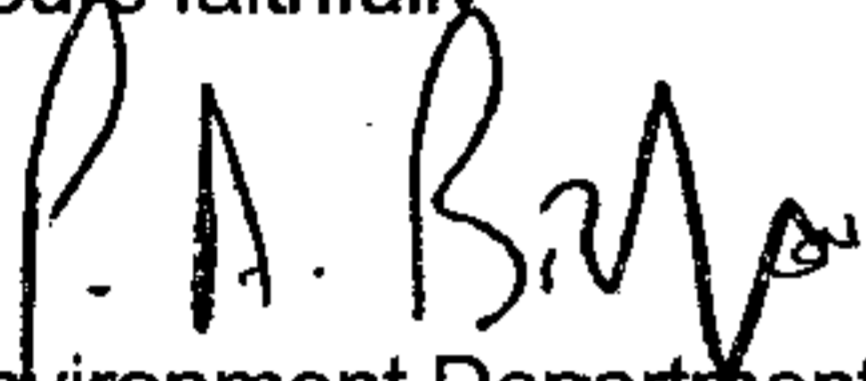
EN13 (Design of new development), EN21 (Alterations to existing buildings), EN25 (Railings and garden walls), EN31 (Character and appearance of conservation areas) and EN38 (Preservation of listed buildings) of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 You are advised that no objection is raised to the proposed pergola on the northern side of the gate and no objection to the pergola on the southern side provided that it does not project above the height of the existing wall.

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

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)