

Your Design Consultancy
1 Pretoria Villas
73 Whitchurch Lane
Edgware
Middlesex
HA8 6LQ

Application Ref: **2013/8018/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

9 April 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
17a Fairhazel Gardens
London
NW6 3QL

Proposal:
Variation of condition 3 (approved drawings) of planning permission 2012/0953/P (dated 24/04/2012) for an enlargement to the basement previously approved under permission ref 2010/0446/p (dated 26th March 2010); namely to enlarge basement footprint and add lightwell to front elevation.

Drawing Nos: YDC/PPSD/0110/rev 01, 0111/rev 02, 0112/rev 01, 0314/rev 01, 0312, 0310/rev 01, Basement impact Assessment by DAMA Construction Ltd ref. DCL 2987 dated Feb 2012 and Structural drawings by STS Structural Engineering LTD dated Sept 2012.

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

Reason(s) for Refusal

- 1 The proposed enlargement of the previously approved basement and lightwells, by failure to retain a sufficient margin of adequate soil depth would be detrimental to the

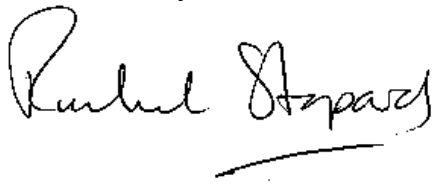


long term sustainability of the garden, contrary to Core Strategy Policy CS5 (Managing the impact of growth and development), and Development Plan policy DP27 (Basements and Lightwells) of the Camden's Local Development Framework 2010.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.