

AZ Urban Studio
Magdalen House
136-148 Tooley Street
LONDON SE1 2TU

Application Ref: **2017/0144/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

11 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:

**2 Maresfield Gardens
London
NW3 5SU**

Proposal: Variation of condition 1 (approved plans) of planning permission 2015/6894/P dated 24/08/2016 (for variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 (for addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade and use of resulting building as 6 residential units), namely excavation of 2 lightwells at rear basement level.

Drawing Nos:

Superseded drawings: 0052: 201 C; 202 B; 203 C; 204 B; 205 A; 100 D; 101 C; 102 C; 103 B; 104 A; 105 A; 106 A; 108; 300 B; 301 B; 302 A; 303 B; 304 A; 305 A; 306; 307 A

Proposed drawings: Site location plan; 0052: 201 C; 202 B; 203 C; 204 B; 205 B; 100 E; 101 D; 102 D; 103 B; 104 A; 105 A; 106 A; 108; 300 E; 301 D; 302 B; 303 D; 304 D; 305 C; 306 B; 307 C; 099 Arboricultural Implications Assessment and Method Statement prepared by ACS Consulting dated 23rd October 2015; Basement Impact Assessment prepared by Abbey Pynford dated August 2015; Construction Management Plan dated 27.11.15; Design & Access Statement prepared by AZ Urban Studio dated December 2016; Arboricultural Advice prepared by ACS Consulting dated 13.06.16; Email dated 28/02/2017 (construction sequence)



The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

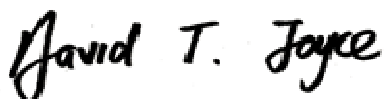
- 1 The lightwells and basement elevation by reason of their size, design, location and extent of excavation would harm the appearance of the host property and would further diminish the capacity of the rear garden to sustain trees and greenery, causing harm to the character and appearance of the conservation area, contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) DP25 (Conserving Camden's Heritage) and DP27 (Basement and Lightwells) of the London Borough of Camden Local Development Framework Development Policies; and policies D1, D2 and A5 of the Camden Local Plan Submission Draft 2016.
- 2 The proposed development, in the absence of a legal agreement to secure the 1x 2bed residential unit at roof level units as 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies; and policies A1, T1, T2 and DM1 of the Camden Local Plan Submission Draft 2016.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning