

Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA

Application Ref: **2016/2670/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

13 April 2017

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:

Ground & Lower Ground Floor
166 Regent's Park Road
London
NW1 8XN

Proposal:

Excavation of the rear garden, erection of a two storey rear extension & rear terrace to create additional office space.

Drawing Nos: planning / 414-101-E, planning / 414-102-E, planning / 414-301-E, planning / 414-201-E, planning / 414-100-E, planning / 414-102-P Rev D, Planning/ 414-101-P Rev D, planning / 414-201-P, planning / 414-301-P Rev D, Design and Access Statement, Basement Impact Assessment and Structural Feasibility Study (August 2016), Phase 1 Desk Study and Phase 2 Site Investigation Report (Sept 2016).

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

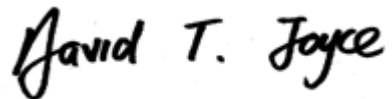
Reason(s) for Refusal

- 1 The Applicant has failed to demonstrate that the proposed basement development would maintain the structural stability of the building and neighbouring properties and would not adversely impact on the water environment in the local area contrary to policy CS5 (Managing the impact of growth and development) and CS13 (Tackling



climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning