

Application ref: 2018/2707/L
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 5 November 2018

Development Management
Regeneration and Planning
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Town Hall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Flat 1
10 Lyndhurst Gardens
London
NW3 5NR

Proposal:

Erection of outbuilding, incidental to the use of the host property; excavation of basement beneath proposed outbuilding and rear curtilage; formation of sedum roof on existing single storey rear extension

Drawing Nos: 17.225.DAAS, 17.225.HS, 17.225.001, 17.225.003, 17.225.004, 17.225.005, 17.225.100, 17.225.200, 17.225.201Rev.A, 17.225.202Rev.A, 17.225.203, 17.225.204Rev.A, 17.225.205Rev.A, 17.225.206Rev.A, 103_T004, 103_T03, 103_T02, 103_T01, Arboricultural Survey (BS5837:2012) & Impact Assessment Ref: AIA/MF/021/18 dated 26/02/2018, Justification Document, Drainage Design Report & Basement Impact Assessment Ref: 17142/NK dated April 2018

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed outbuilding by reason of its excessively large scale, would result in an overly dominant addition to the rear garden, harming the spatial quality of the rear garden and setting of the Grade II Listed Building and character and

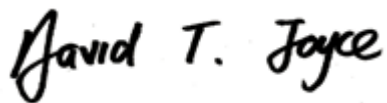
appearance of the conservation area contrary to policies D1 (Design), D2 (Heritage) and A5(Basements) of the London Borough of Camden Local Plan (2017), the London Plan (2016), and the National Planning Policy Framework (2018).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

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