

Application ref: 2018/6013/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 29 May 2019

**Development Management**  
Regeneration and Planning  
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Matthew Wood Architects Ltd  
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SE4 2TU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken**

Address:

**18 Lancaster Grove**  
**London**  
**NW3 4PB**

Proposal:

Variation of condition 2 (approved plans) of planning permission ref 2014/2811/P dated 17/03/2015 as amended by 2016/5675/P dated 09/05/2017 and 2016/6858/P dated 10/05/2017 and 2017/5946/P dated 24/05/2018 (for the erection of 2 storey, 6 bedroom single dwellinghouse and basement), namely replacement of front hipped roofs to each side bay with a flat-topped parapet and omission of central pediment and neo-classical detailing to central bay (retrospective).

Drawing Nos:

Superseded: 5754/PL/10 Rev K; 5754/PL/09 Rev K

Revised: 5754/PL/10 Rev M; 5754/PL/09 Rev M; Supporting Statement for Minor Material Amendment to Application Ref: 2014/2811/P dated December 2018

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

Reason(s) for Refusal

- 1 The proposed house, by reason of its design, detailing and materials, is

unsympathetic to the surrounding context and does not preserve or enhance the character and appearance of the Belsize Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement requiring the development to incorporate sustainability measures to reduce carbon emissions and minimise use of energy, water and resources, would fail to be sustainable in its use of its resources and meet the challenge of climate change, contrary to Policies CC1 (Climate change mitigation), CC2 (Adapting to climate change) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing the implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and road safety hazards and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 2019.

**ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer