

Application ref: 2019/2860/P
Contact: Kristina Smith
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Date: 31 July 2019

Development Management
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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:

28 Maresfield Gardens
London
NW3 5SX

Proposal: Variation of Condition 3 (approved plans) of planning permission ref. 2016/5374/P (dated 10/05/2017) for Excavation of single storey basement with rear lightwell; erection of rear extension at lower ground floor level; erection of front dormer; alterations to front and rear elevations including hard and soft landscaping works, namely alterations to hard and soft landscaping to front garden (retrospective)

Drawing Nos: 1931-200; 1931-201

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

Reason(s) for Refusal

- 1 The alteration to the frontage area, by virtue of the increase in hardstanding and reduction in planting area, has caused harm to the host property, wider building group and this part of the Fitzjohns Netherhall Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

- 2 The alteration to the frontage area, by virtue of increasing the amount of on-site car parking, is failing to promote healthy or sustainable transport choices, contrary to policy T2 of the Camden Local Plan 2017.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Borough Solicitor will be instructed 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