

Application ref: 2018/5036/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 3 December 2019

Development Management
Regeneration and Planning
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Martins Camisuli Architects
Unit1, 2a Oakford Road
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NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat A
36 Gaisford Street
London
NW5 2ED

Proposal:

Erection of a single storey rear extension at lower ground level and increase the width and height of the existing ground floor level rear extension.

Drawing Nos:

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

Reason(s) for Refusal

- 1 In the absence of a basement impact assessment (BIA) prepared by appropriately qualified professionals and in the absence of sufficient and consistent information in the BIA, the applicant has failed to demonstrate the development will not cause harm to the built and natural environment including the local water environment, ground conditions and the structural stability of neighbouring properties contrary to policy A5 (Basements) of the London Borough of Camden Local Plan (2017).

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.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer