

Application ref: 2018/4221/P
Contact: Kate Henry
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Date: 1 April 2020

Development Management
Regeneration and Planning
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Torner Architects
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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:
77 Lawn Road
London
NW3 2XB

Proposal:

Variation of condition 2 (approved plans) of planning permission reference 2016/1737/P, dated 05/06/2017 (for creation of basement; alterations to driveway and erection of new boundary fencing; erection of part two storey and part single storey side and rear extension; alterations to fenestration; and associated works), namely to allow the replacement of the rear dormer instead of refurbishment; alterations to openings on side and rear elevations; alterations to rooflights above side extension; new rooflight on main rear roof; addition of 2x solar panels; change to shape of basement, including changes to skylights in rear garden; associated internal changes (retrospective)

Drawing Nos: 010-GE102-P8; 010-GE103-P6; 010-GS01-P3; LWN_GARF-P5; 010-GA00-C3; 010-GAB1-C1; 010-GA01-C6; 010-GA02-C3

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

Reason(s) for Refusal

- 1 The applicant has failed to demonstrate that the proposed development, namely the alterations to the basement, would not cause unacceptable harm to neighbouring properties, contrary to the requirements of Policy A5 (n) of the 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.

ENFORCEMENT ACTION TO BE TAKEN

Please note that unauthorised works have already been carried out at the property. An enforcement case has been opened to investigate this matter.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer