

Application ref: 2022/1897/P
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Date: 3 October 2022

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:

**9 Maresfield Gardens
London
Camden
NW3 5SJ**

Proposal:

Variation of condition 3 (Approved plans) of planning permission 2016/4136/P dated 11/07/2017 (as varied by 2017/5634/P dated 29/05/2018) (for Excavation of basement extension to existing semi-basement to create four new dwellings comprising 1x 2 bed and 3 x1 bed units and ground floor rear extensions with roof lantern to allow rearrangement of existing dwellings to provide 2 x 3 bed units with rear balcony/terrace and staircases), namely alterations to the front and side boundary wall, landscaping alterations and installation of 5x electric charging points and electric storage unit on front boundary (retrospective).

Drawing Nos: 9MG-PP-02D; 9MG-PP-03C; 9MG-PP-06-A; 9MG-PP-07A; 9MG-PP-08A and 9MG-PP-09A.

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

Reason(s) for Refusal

- 1 The demolition of the existing boundary treatment and as-built replacement boundary treatment including loss of soft landscaping would cause unacceptable

harm to the character and appearance of the host property, streetscene and this part of the Redington and Fitzjohns/Netherhall conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The development, by reason of creating additional on-site car parking is failing to promote healthy or sustainable transport choices, contrary to policy T2 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 2021.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer