

Application ref: 2023/2262/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 17 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Pegasus Group
21 Ganton Street
London
W1F 9BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990
Class A, Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

The Council, as local planning authority, hereby confirm that their **prior approval is REFUSED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

Kings Court
523 Finchley Road
London
NW3 7BP

Description of the proposed development:

Erection of a two-storey upward extension to the detached block of flats, to create five self-contained residential units under Schedule 2, Part 20, Class A of the GPDO.

Information that the developer provided to the local planning authority:

Drawing Nos: Site Location Plan P23-0148_DE_101, 201, 301, 302, 303, 304, 401, 402, 501, 502, 503, 504. Cover Letter (Pegasus Group 12/05/2023). Daylight, Sunlight & Overshadowing Assessment (Hawkins Env 11/05/2023).

Reason for refusal:

- 1 The proposal does not comply with the nationally described space standard issued by the Department for Communities and Local Government and so cannot benefit from permitted development by virtue of Article 3(9A) of the Town

and Country Planning (General Permitted Development) Order 2015 (as amended).

- 2 The external appearance of the building, by reason of its design, height, scale and massing, would be detrimental to the character and appearance of the host building, the nearby locally listed building (Parsifal College, 527 Finchley Road) and the surrounding area. The proposal would be contrary to policies D1 (Design) and D2 (Heritage) of Camden Council's Local Plan 2017, the London Plan 2021 and section 12 (Achieving well-designed places) of the National Planning Policy Framework 2021. Prior approval is therefore refused due to the detrimental impact under Paragraph A.2.(1)(e) of Part 20 (external appearance) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2020).
- 3 There would be a detrimental impact on the amenity of neighbouring premises, particularly by reason of its height, scale and impact on light. The proposal would be contrary to policies D1 (Design) and A1 (Managing the impact of development) of Camden Council's Local Plan 2017, the London Plan 2021 and section 12 (Achieving well-designed places) of the National Planning Policy Framework 2021. Prior approval is therefore refused due to the detrimental impact under Paragraph A.2.(1)(g) of Part 20 (amenity) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended 2020).
- 4 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that reasons for refusal 4 (car-free development) could be overcome by entering into a s106 agreement.

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.

You can find advice in regard to your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.