

Application ref: 2023/2627/P
Contact: Miriam Baptist
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Date: 2 November 2023

Development Management
Regeneration and Planning
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Genesis Architects Ltd
7 St Margarets Road
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SG12 8EP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**5 Hargrave Place
London
Camden
N7 0BP**

Proposal:

Erection of one additional storey to provide 2 additional flats (C3)

Drawing Nos: GAL 200 (PC) 001, GAL 358 (PC) 002 B, GAL 358 (PC) 003 A, GAL 358 (PC) 004 A, GAL 358 (PC) 005, GAL 358 (PC) 010, GAL 358 (PC) 011 A, GAL 358 (PC) 012 A, GAL 358 (PC) 013 A, Letter dated 21st March 2023 from 24 Acoustics RE 1-7 Hargrave Place - Noise Assessment, 1-7 Hargrave Place Daylight and Sunlight Report by Waldrams dated 18 January 2022, Planning Statement by GA Ltd ref GAL 358/IB/ib dated 26 June 2023.

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of its design and impact on the height and massing of the host building, would result in an overly dominant building that would detract from both the host building, the character and appearance of surrounding area and the adjacent locally listed public house contrary to policies D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood

Plan 2016.

- 2 The proposed development, owing to the introduction of new windows in close proximity to the existing rooflights of 5-7 Brecon Mews, would lead to overlooking and a harmful impact on neighbouring amenity, contrary to Camden Local Plan policy A1.
- 3 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to Policies H4 and DM1 of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to Policies T2 and DM1 of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer