

Application ref: 2023/4414/P
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Date: 16 January 2024

Development Management
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Studio 136 Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
85 Camden Street
London
NW1 0HP

Proposal: Erection of a self-contained three storey 2 bedroom dwelling to replace an ancillary rear workshop space

Drawing Nos: ST_23_85CAMDEN_2ndApp_00; ST_23_85CAMDEN_2ndApp_01; rev C;
ST_23_85CAMDEN_2ndApp_02; rev C; ST_23_85CAMDEN_2ndApp_03; rev C;
ST_23_85CAMDEN_2ndApp_04; rev C; ST_23_85CAMDEN_2ndApp_05; rev C;
ST_23_85CAMDEN_2ndApp_06; rev C; Design Statement prepared by Studio 136 Architects

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

Reason(s) for Refusal

- 1 The proposed new dwelling, by reason of its design, is considered to be unsympathetic and obtrusive features that are harmful to the character and appearance of the host building, adjoining locally listed buildings, and wider street setting, contrary to policies A1 (Managing the impact of development), D1 (Design) and D2 (Design) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement for car-free housing, 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 Parking) and A1 (Managing the impact of development) 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 2023.

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

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

Daniel Pope
Chief Planning Officer