

Application ref: 2023/3640/P  
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Date: 24 January 2024

**Development Management**  
Regeneration and Planning  
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SSA Planning Limited  
PO Box 10201  
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NG9 9FZ  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**239 Camden High Street**  
**London**  
**NW1 7BU**

Proposal:

Erection of part-one and part-two storey rear extension to create 2 x residential dwellings above existing hot food takeaway.

Drawing Nos: 3207/PL/001, 3207/PL/002, 3207/PL/300 Rev A, 3207/PL/301 Rev A, Risk Assessment for Odour, R9757-1 Rev 0 dated 31 October 2022.

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 would result in an unduly large and out of character development within Camden High Street that would overwhelm the host property and be visually detrimental to the street scene. The proposal is therefore contrary to policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.
- 2 The proposed flat at first floor, by virtue of failing the minimum gross internal area for the corresponding units would fail to provide an acceptable level of residential amenity to any future occupants. The proposal is therefore contrary to policy D6 of

the London Plan 2021, and policies H6 (Housing choice and mix) and H7 (Large and small homes) of the London Borough of Camden Local Plan 2017.

- 3 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 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a cycle parking contribution of £2,160 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 T1 (Prioritising walking, cycling and public transport) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a CMP, CMP Implementation Support Contribution of £4,194 and the Impact Bond of £8,000, would contribute unacceptably to the harm of the local amenity and the safe movement of pedestrians, cyclists and other road users, which would likely to be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) 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 the National Planning Policy Framework.

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