

Application ref: 2023/1888/P  
Contact: Obote Hope  
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Date: 18 March 2024

**Development Management**  
Regeneration and Planning  
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Rahul Taheem Ltd.  
39 Wakemans Hill Avenue  
London  
NW9 0TA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE**  
**REFUSAL**

Address:  
**94 Arlington Road**  
**London**  
**NW1 7HT**

Proposal: Erection of new self-contained dwelling in the rear garden.

Drawing Nos: S101; S.SLP; S.BPB; P101C; P102B; 94AR.TP.001; Daylight, Sunlight & Shading Report Dated July 2023.

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

### **Reason(s) for Refusal**

- 1 The proposed development, by reason of its height, width, massing, site coverage resulting in a loss of garden space and detailed design, would have a detrimental impact on the character and the appearance of the site and this section of the Camden Town Conservation Area of which it forms part contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of the scale of the development and constrained nature of the site, would detrimentally impact upon the outlook of future occupiers resulting in substandard accommodation and the amenity of neighbouring occupiers contrary to policies A1 (Managing the Impact of Development) 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 would 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 to secure a construction management plan, implementation fee and bond, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, and neighbouring amenity including air quality, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), and A4 (Noise and Vibration) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The second and third reasons for refusal can be overcome by entering into a legal 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.

Yours faithfully

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

Daniel Pope  
Chief Planning Officer