

Application ref: 2024/3123/P
Contact: Daren Zuk
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Date: 20 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Works Architecture
16 Upper Montagu Street
London
W1H 2AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Glebe House
15 Fitzroy Mews
London
W1T 6DP

Proposal:

Erection of single-storey roof extension to provide 2x new residential (Class C3) units.

Drawing Nos:

IP-1000, D-P-200, E-X-200, S-X-200 A, PL-099, PL-X-100 A, PL-X-101, PL-X-102, PL-X-103, PL-X-104, PL-X-105, PL-X-106, PL-104 A, PL-105 A, PL-106 A, PL-107 A, E-200 A, E-201 A, E-100 A, E-101 A, E-102 A, E-103 A, E-104 A, S-100 A, S-101 A, S-102, S-200 A, S-500 A, S-SITE-500, Design and Access Statement (including Heritage and Planning Statements) (prepared by Works, dated 20 June 2024), Daylight and Sunlight Report (prepared by Right of Light Consulting, dated 8 August 2023), Fire Planning Statement (prepared by FSEC, dated 19 June 2024)

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

Reason(s) for Refusal

- 1 The development, by reason of its height, bulk, mass and detailed design, would be detrimental to the appearance of the host property, the streetscape and the Fitzroy Square Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the

London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, CMP implementation support contribution and Construction Impact Bond, would be likely to contribute unacceptably to traffic disruption, air pollution and be detrimental to general highway and pedestrian safety, contrary to Policies A1 (Managing the impact of development), CC4 (Air Quality) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to promote the use of non-sustainable modes of transport and contribute to air pollution and congestion in the surrounding area and, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to meet the needs of households unable to access market housing, contrary to Policies H4 (Maximising the supply of affordable Housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a contribution to secure two long stay cycling spaces, would fail to promote sustainable transport choices contrary to Policies T1 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of 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.](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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer