

Application ref: 2024/3892/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 17 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Cruxarch Limited
Stable House
50 West Street
Hertford
SG13 8EZ
United Kingdom

DRAFT

DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
50 Chalk Farm Road
London
NW1 8AN

Proposal:

Front extension at first and second floor level with rooflight, new windows and doors to the rear at ground, first and second floor levels, roof extension with rooflight and green roof, creation of one additional flat, resulting in 1x 1-bedroom flat and 1x 2-bedroom flat on site and partial change of use at ground floor level from retail (Class E) to residential (Class C3).

Drawing Nos: Planning Design and Access Statement; Daylight and Sunlight Report, 6 September 2024; Biodiversity Net Gain Statement; 2407-E-01; 2407-O-01; 2407-P-01.

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

Reason(s) for Refusal

- 1 The proposed roof extension, front extension and privacy screen, due to the inappropriate site and design, excessive scale and massing, would fail to preserve the character and appearance of the site and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017.
- 2 The proposed development would result in a significant loss of light to a potentially habitable window at 1-3 Ferdinand Street, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

- 3 The 1x 1-bedroom flat and 1x 2-bedroom flat, in the absence of a legal agreement to secure the development as car free, are 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), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 3 The proposed development would fail to secure adequate provision for on-site cycle parking, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a construction management plan and associated implementation support contribution and impact bond, would be detrimental to the amenity of neighbouring occupiers contrary to policies A1 (managing the impact of development) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

Chief Planning Officer