

Application ref: 2024/5188/P  
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Date: 17 January 2025

**Development Management**  
Regeneration and Planning  
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Wave Architects Ltd.  
20 Griffin House  
4 Aviation Drive  
NW9 5YQ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**44 & 46 Birchington Road**  
**London**  
**NW6 4LJ**

Proposal: Erection of single-storey first floor extension; creation of a new dwelling above existing commercial unit.

Drawing Nos: (Prefix 44BR) PP1-01, PP1-02, PP1-03, PP1-04, PP1-05, PP1-06, Location Plan, Design and Access Statement (prepared by Wave Architects, dated November 2024), Daylight Availability and Daylight Impact Study (prepared by Ecodesign Ltd., dated 25 November 2024)

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 to create a new dwelling by virtue of its means of access, height, bulk and detailed design would compromise the form, character and appearance of the host buildings and the wider street scene, contrary to Policy D1 (Design) of the Camden Local Plan 2017.
- 2 The proposed development would fail to provide a legible, direct and accessible route to and from the residential units contrary to Policies D1 (Design) and C6 (Access for all) of the Camden Local Plan 2017 and Policy D6 (Housing quality and standards) of the London Plan 2021.
- 3 The installation of a 1.7m tall screened pedestrian access route would result in a negative impact on the amenity of the occupiers of 29 Quex Mews and future

occupiers, contrary to Policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

- 4 The proposed development, in the absence of an Air Quality Assessment, has failed to demonstrate that future occupants would not be exposed to unacceptable levels of air pollution and subsequently that the site is suitable for residential use, contrary to Policy CC4 (Air quality) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing car-free housing would contribute 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.
- 6 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.

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



Daniel Pope  
Chief Planning Officer