

Archplan
1 Millfield Place
London
N6 6JP

Application Ref: **2013/7486/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

24 January 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
43 - 47 Kings Terrace
London
NW1 0JR

Proposal:
Erection of roof extension at 3rd floor to provide 2x1-bed flats and alterations to mews elevation at 2nd floor.

Drawing Nos: Site location plan; KT/01; KT/02; KT/03; KT/04; KT/05; KT/06; KT/07; KT/08; KT/09; KT/30; KT/31; KT/32; KT/33; KT/34; KT/35; KT/36; KT/37; KT/38; KT/39; Lifetimes Homes statement

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reason(s) for Refusal

- 1 The proposed extension and alterations at 2nd and 3rd floor levels, by reason of their size, bulk and design, would be detrimental to the character and appearance of the host property, the mews and the Camden Town Conservation Area, contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the



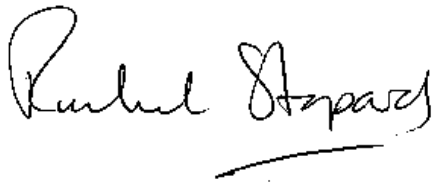
London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure affordable housing would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policies CS6 (Providing Quality Homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies and Policy 3.12 (Negotiating affordable housing) of the London Plan 2011.
- 4 The proposed development, in the absence of a legal agreement for a construction management plan, would be likely to have an unacceptable impact on traffic movement and congestion contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) and DP20 (Movement of goods and materials) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The extension at 3rd floor level, by reason of its size and bulk would harm the outlook of neighbouring flats at 3rd floor level, contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

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