

Mistry Design
28 Wood End Gardens
Northolt
UB5 4QJApplication Ref: **2013/7191/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

31 January 2014

Dear Sir/Madam

DECISIONTown 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:
204 Kilburn High Road
London
NW6 4JHProposal:
Erection of 2 storey rear extension at 1st and 2nd floor level to provide 2 x 1 bedroom flats.

Drawing Nos: 1367/01 including site location plan; 1367/02.

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

Reason(s) for Refusal

- 1 The proposed extension at 1st and 2nd floor levels, by reason of its excessive size and bulk would dominate the host property and detract from the adjoining terrace to the detriment of the character and appearance of the street scene contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing High Quality Design) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed extension at 1st and 2nd floor levels, by reason of its size and bulk, would harm both the outlook and levels of daylight / sunlight of neighbouring flats, contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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.

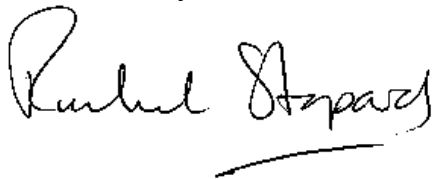
Informative(s):

- 1 Reason for refusal 3, above would be overcome if the applicant entered into a S106 Legal Agreement with the Council requiring that the development be 'car-free'.

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



Rachel Stopard
Director of Culture & Environment

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