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Application Ref: **2013/6719/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

9 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:
91 Torriano Avenue
London
NW5 2RX

Proposal:
Erection of a roof extension with 2 rear balconies and 3 rooflights, to create an additional one-bedroom flat

Drawing Nos: 01 Rev A1; 02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07 Rev A; 16 Rev A; 17 Rev A; 18 Rev A; 19 Rev A; 20 Rev A; 21 Rev A; 24 Rev A; Design and Access Statement by GLA Architecture dated 19/10/2013; Lifetime Homes Statement by GLA Architecture dated 19/10/2013

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, by reason of its location, bulk and detailed design, would be detrimental to the character and appearance of the host building and 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 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 policies DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

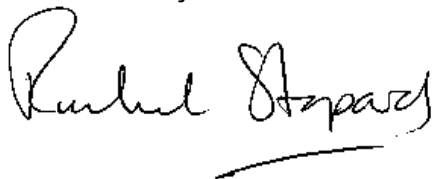
Informative(s):

- 1 You are advised that, without prejudice to the Council's consideration of any subsequent planning applications that may be submitted, the above refusal reason 2 has the potential to be overcome by the applicant entering into a legal agreement with the local planning authority for the satisfactory resolution of the issue referred to in that reason for refusal.

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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