

Donald Shearer Architects
Scholars House
Shottery Brook Office Park
Timothys Bridge Road
Stratford-Upon-Avon
Warwickshire
CV37 9NR

Application Ref: **2012/6592/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

22 March 2013

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:

Lithos & Carlton House
307 Finchley Road
LONDON
NW3 6EH

Proposal:

Change of use at second floor level of Carlton House from residential (Class C3) to offices (Class B1), change of use at second and third floor level of Lithos House from offices (Class B1) to residential (Class C3) together with erection of a fourth floor roof extension to create 4 residential units (3x3 bed and 1 studio).

Drawing Nos: 1043-BA-100, 1043-BA-101, 1043-BA-102, 1043-BA-103, 1043-BA-104, 1043-BA-105, 1043-BA-106, 1043-BA-107, 1043-BA-108, 1043-BA-109, 1043-BA-110, 1043-BA-111, 1043-BA-112, 1043-BA-113, 1043-BA-114, 1043-BA-115, 1043-BA-116, 1043-BA-117, 1043-BA-118, 1043-BA-119, 1043-BA-120, 1043-BA-121, 1043-BA-126, 1043-BA-127 and Design and Access Statement by Donald Shearer Chartered Architects dated 5th December 2012.

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



Reason(s) for Refusal

- 1 The proposed front extensions and additional storey, due to their excessive height, massing, material and detailed design would result in a visually prominent, obtrusive and dominant alteration which would fail to respect the design and proportions of the application building and the character of neighbouring buildings on Lithos Road. The proposal would therefore fail to preserve the character and appearance of the existing building and surrounding 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 policy DP24 (Securing High Quality Design) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed units at second floor level would provide a substandard level of accommodation for future occupiers, due to the insufficient levels of daylight and sunlight together with the poor outlook, thereby failing to provide an acceptable standard of accommodation, contrary to Policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and 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 and car-capped housing, would be likely to result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) 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.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444