

Simon Miller Architects Ltd  
12 Forres Gardens  
Temple Fortune  
London  
NW11 7EX

Application Ref: **2012/6897/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

11 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:  
**55 Grafton Road**  
**London**  
**NW5 3EL**

#### **Proposal:**

Revision to planning permission granted on 25/09/2012 (ref 2012/1535/P for change of use from office use (Class B1) to residential use (Class C3) to provide 9 self-contained units and extension at roof level to create an additional second floor with roof terraces at front and side) for the erection of an additional storey at third floor level to provide two additional 2-bed flats with terracing.

Drawing Nos: Site Location Plan 11152/PL/01; 02; 03; 04A; 05; 06; 07B; 08A; 325/E00; E01; E02; E03; E04; E05; 325/PP01; PP02; PP03; PP04; PP05; PP06; PP07; Design and Access Statement by Simon Miller Architects Ltd dated 19th November 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 roof extension, by reason of its height, bulk, mass and detailed design, would be detrimental to the character and appearance of the host building,



street scene and Inkerman Conservation Area, and would have a harmful impact on the significance of a building that makes a positive contribution to the character and appearance of the 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 In the absence of a Sunlight/daylight report, the applicant has failed to demonstrate that the proposal would not cause an unacceptable loss of sunlight and daylight to adjoining properties, 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 In the absence of the submission of an EcoHomes assessment or any sustainability information, and in the absence of a legal agreement securing on-site renewable energy facilities and energy efficiency measures, the applicant has failed to demonstrate that the proposal would ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 4 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 (sustainable 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), DP19 (Managing the impact of parking) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition after construction contrary to policy CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement for securing a

contribution to education provision, would be likely to contribute unacceptably to pressure and demand on the borough's existing educational facilities, contrary to policies CS10 (Supporting community facilities and services), CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The proposed development, in the absence of a legal agreement for securing a contribution to open space provision, would be likely to contribute unacceptably to pressure and demand on the borough's existing open space facilities, contrary to policies CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, open space, and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement for securing a contribution to the supply of affordable housing, would fail to assist in increasing the supply of affordable housing in the borough, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 4-8 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 In relation to reason no. 2, it is considered that additional information in the form of a Sunlight/daylight report to demonstrate the impact of the development on adjoining occupiers would be required. In relation to reason no. 3, it is considered that additional information in the form of an EcoHomes Assessment to demonstrate the sustainability of the development would be required, together with a signed Section 106 Agreement.

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.

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