

Michael Lansley  
77 Ravenshaw Street  
London  
NW6 1NP

Application Ref: **2013/0135/P**  
Please ask for: **John Nicholls**  
Telephone: 020 7974 **2843**

4 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:  
**8 Agamemnon Road**  
**London**  
**NW6 1DY**

Proposal:  
Change of use from a 7 unit HMO (sui Generis) and 2 self-contained studio flats (C3) to dwelling house (Class C3), and associated erection of ground floor side and rear extension.

Drawing Nos: Site location plan, (8AGA-) 001, 010, 021, 022, 023, 040, 101 Rev B, 201 Rev A, 202 Rev A, 203 Rev A, 401 Rev A

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

#### **Reason(s) for Refusal**

- 1 The proposed change of use from a House in Multiple Occupation (HMO) (comprising 7 self contained studios and 2 bedsits) to a single family dwelling house, would result in the loss of a low-cost form of housing for which there is demonstrable need in the Borough contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP9



(Student housing, bedsits and other housing with shared facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The rear extension, by reason of its height, bulk, and mass, would result in a dominant addition which would harm the proportions of the existing building to the detriment of the character and appearance of the building and the surrounding area. This is considered contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policy DP24 (Securing high quality design) of the Camden Local Development Framework Development Policies.
- 3 The rear extension, by reason of its height, bulk, mass and relationship to the ground floor windows at No. 6 Agamemnon Road, would result in loss of light and outlook contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Plan.

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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