

Miss Anna Bee
14 Ellerdale rd Hampstead
London
NW3 6BB

Application Ref: **2012/2972/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

16 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
14 Ellerdale Road
London
NW3 6BB

Proposal:
Erection of roof extension with rear roof terrace for use as a 1-bedroom flat (Class C3).

Drawing Nos: Location plan; 1 (4th floor plan layout); 2 (Roofplan); 3 (Fire exit); 4 (3rd floor existing plan); 5 (Existing roof); 7 (Front elevation: before and after; scale 1:30); 7 (Front elevation: after; scale 1:50); 8 (front elevation); 9 (Front elevation: before and after); 9 (back elevation: before); 9b (back elevation: after); 11 (side elevation); 13 (side section: without side wall); Planning Application Design and Access Statement; Photomontages (3 pages) plus 'Block Plan'/'Tree Plan'.

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 roof level by reason of its design, bulk, and height would appear as an awkward and overly prominent addition to the host building and would



thereby cause harm to the character and appearance of the host building as well as the group of properties Nos 8-18 Ellerdale Road and the Fitzjohns & Netherhall Conservation Area contrary to Camden Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) and Camden Development Policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

- 2 The proposed one bedroom flat by reason of its limited headroom and insufficient floorspace would not provide an acceptable standard of living accommodation for future residents contrary to Camden Core Strategy policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and Camden Development Policy DP26 (Managing the impact of development on occupiers and neighbours).
- 3 The proposal, in the absence of Lifetime Homes checklist, fails to demonstrate that the proposed flat will provide an acceptable standard of living accommodation for future residents contrary to Camden Core Strategy policy CS6 (Providing quality homes) and Camden Development Policies DP6 (Lifetime homes and wheelchair housing).
- 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 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 5 The proposal, in the absence of a sustainability statement in support of the building of an additional flat, fails to demonstrate measures have been adopted to minimise the effects of and adapt to climate change contrary to Camden Core Strategy policy CS13 (tackling climate change through promoting higher environmental standards) and Camden Development policy DP22 (Promoting sustainable design and construction).

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 reasons 4 and 5 have the potential to be overcome by the applicant entering into a legal agreement with the local planning authority for the satisfactory resolution of the issues referred to in those reasons for refusal.
- 2 You are advised that, without prejudice to the Council's consideration of any subsequent planning applications that may be submitted, the above refusal reason 3 has the potential to be overcome by the applicant by providing a Lifetime Homes checklist for the satisfactory resolution of the issues referred to in the reason for refusal.

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