

Taylor Wimpey Central London
80 New Bond Street
London
W1S 1SBApplication Ref: **2012/2784/P**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

16 July 2012

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988**Approval of Details Refused**

Address:

Twyman House
31-39 Camden Road
London
NW1 9LR

Proposal:

Details pursuant to condition 23 (revised height of Block B) of planning permission granted 22/09/11 subject to a s106 legal agreement (ref 2011/2072/P) for redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House.

Drawing Nos: Site Location Plan; Drawing No(s) (Prefix 12387_) 30_01-T1; 30_02-T1; 30_03-T1; 25_03-T1

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



Reason(s) for Refusal

- 1 The development proposals, by virtue of their detailed design, would be harmful to the building and the character and appearance of the Regent's Canal Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP24 (Securing high quality design) & DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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