

GPAD LTD  
6 Acton Street  
Kings Cross  
London  
WC1X 9NA

Application Ref: **2012/0390/P**  
Please ask for: **Richard Black**  
Telephone: 020 7974 **4282**

24 April 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:  
**409 HILLSIDE COURT  
FINCHLEY ROAD  
LONDON  
NW3 6HG**

#### **Proposal:**

Erection of roof extension with green roof to provide 3 self-contained flats (1 x 1-bed and 2 x 2-bed) (Class C3) with roof terraces to the front and rear, and extension of chimneys and enclosure of existing circulation core with aluminium louvres.

Drawing Nos: Site Location Plan; Drawing no(s) (prefix 349-PA-) 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15.

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

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

- 1 The proposed additional floor, due to its scale, location and detailed design would result in a prominent, obtrusive and top-heavy extension, which would fail to respect its setting and context and would harm the character and appearance of the host building and the streetscene. This would be contrary to policy CS14 of the London



Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant has failed to demonstrate that the proposed new build would achieve compliance with Level 3 of the Code for Sustainable Homes, which ensures improvements in environmental sustainable performance in line with the government's timetable towards zero carbon housing. As such, the scheme is contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) 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 housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (parking standards) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that refusal reason no 3 could be overcome by entering into a legal agreement with the local planning authority in the event of any planning permission to ensure the development is 'car free' i.e. occupants would not be entitled to streetside residents parking permits.
- 2 You are reminded that in the event of any planning permission being granted, this development would have generated the need for payment towards the Mayor of London's Community Infrastructure Levy (CIL) to help pay for Crossrail.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.

**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***