

Jo Townshend Architect Ltd
60 The Lane
London
SE3 9SLApplication Ref: **2012/0728/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

13 April 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**Full Planning Permission Refused**Address:
**2 ANTRIM GROVE
LONDON
NW3 4XR**

Proposal:

Erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, replacement of front entrance door and canopy and conversion of visitors parking space to resident bay.

Drawing Nos: Site Location Plan (103/P/100); 103/P/101 - 109; 103/P/201 - 209; 103/P/501 - 504.

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 and detailed design would appear as an unduly large and overly prominent addition to the host building and would therefore fail to preserve or enhance the character and appearance of the Belsize Conservation Area, contrary to policies CS14 (Promoting high quality places



and conserving our heritage), DP24 (Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would fail to encourage sustainable ways of travel and also likely result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 It should be noted that reason for refusal no. 2 above could be addressed if the matter were satisfactorily controlled by means of a Section 106 Agreement: designation of the residential flat as car-free.

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