

MSA Limited.
70 Hatton Garden
London
EC1N 8JTApplication Ref: **2012/0786/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

3 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:

**10
11
12 and 13 Charlotte Place
London
W1T 1SH**

Proposal:

Erection of mansard roof extension on 10-13 Charlotte Place to provide 2 x 1 bedroom self-contained flats (Class C3), relocation of water tanks to roof, installation of solar panels on roof and extension of kitchen extract on rear elevation of 13 Charlotte Place.

Drawing Nos: 129(A)-100, 200, 201, 202, 203, 204, 205, 211, 212, 213, 300, 301, 310, 311, 400, 401, 410, 411; Daylight and Sunlight Study by Rights of Light Consulting (dated 3 February 2012); Notional and As Proposed SAP 2009 calculations by Premier Consultants Ltd ref. 5648-0001-0366; Lifetime Homes Statement ref. 129(A)-D01-120202.

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 buildings, the streetscene and the Charlotte Street Conservation Area. This would be contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 In the absence of justification why the proposed development could not provide a residential unit comprising 2-bedrooms or more, the development would fail to contribute the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes, contrary to policies CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure 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) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure Level 3 of the Code for Sustainable Homes, including post-construction assessment, would fail to incorporate adequate levels of environmental performance and contribute to the Council's aims of tackling climate change, contrary to policy CS13 (Tackling climate change) 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.

Informative(s):

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