

F G C Architects
76 Parkhill Road
LONDON
NW3 2YT

Application Ref: **2011/3934/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

12 October 2011

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:
529B Finchley Road
London
NW3 7BG

Proposal:

Erection of two storey rear extension at ground and first floor level with internal lightwell to provide 2 x studio flats (Class C3), installation of new concrete access stairs from rear garden to first floor flat (following demolition of existing kitchen and toilet at ground floor level serving retail unit).

Drawing Nos: 323/001; 323/01; 323/03; 323/05; 323/02A, 04A

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

Reason(s) for Refusal

- 1 The proposed studio flats, by reason of their limited floorspace, would fail to provide an acceptable standard of accommodation for occupiers, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on



occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy 3.5 of the London Plan July 2011.

- 2 The applicant has failed to demonstrate, through the use of a Lifetimes Homes Statement, that the proposals would contribute to providing housing which has been designed to take account of the needs of people with mobility difficulties, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) 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 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.
- 4 The proposed extension would result in the fire escape stairs being enclosed on both sides which would create a secluded area screened from the street. This may increase opportunity for crime and anti-social behaviour contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

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