

Gerald Eve LLP
7 Vere Street
LONDON
W1G 0JB

Application Ref: **2009/3752/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

10 August 2010

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:
Gower Mews Mansions
Gower Mews
London
WC1E 6HR

Proposal:
The erection of an extension at roof level to create a new 3rd floor providing 7 self contained residential units (2 x 1-bed, 4 x 2-bed and 1 x 3-bed) including creation of new bin and cycle store in existing garage (Class C3).

Drawing Nos: 831 PSP 01 A; PXP 01; PXE 01; PLX 02; PXP 03; PXE 02; PLP 01d; PLP 02d; PLP 04c; PLE01c; PLX01c; PLE02c; Daylight & Sunlight Report prepared by CC Vision dated 29.03.2010; email from Hannah Pennington dated 6 November 2009 @ 16:35. Code for sustainable homes prepared by eight associates dated 30.07.2009; Construction Management Plan prepared by Waterland Associates ref. CMPW0728.doc; Lifetime Homes Statement;

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, by reason of its height and location, would cause an unacceptable reduction in access to sunlight and daylight to habitable rooms of neighbouring properties to the detriment of the amenity of occupiers of these properties and contrary to policy SD6 (Amenity for Occupiers and Neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The proposed development, by reason of oversubdivision of the properties which results in several of the flats failing to meet Council standards, would result in the provision of substandard accommodation contrary to Policy H1 (New Housing) of the Camden Replacement Unitary Development Plan 2006.
- 3 The proposed development, in the absence of a S.106 legal Agreement securing a Construction Management Plan, would be likely to result in an unacceptable impact on the local transport system, contrary to policies T1 (Sustainable Transport) and T12 (Works Affecting Highways) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed development, in the absence of a S.106 legal agreement requiring a contribution of £20,164 towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policy SD2 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The proposed development, in the absence of a S.106 legal Agreement requiring car-free housing would be likely to result in an unacceptable impact on the local transport system, contrary to policies T8 (Car free housing and car-capped housing) and T9 (Impact of Parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 6 The proposed development, in the absence of a S.106 legal agreement requiring a contribution of £9,770 towards provision and maintenance of open space, would place an unacceptable strain on Council-maintained open spaces in the vicinity of the site, contrary to policies N4 (providing public open space) and SD2 (planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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