

Mr Michael Collins
Norman Green Architects
6 Maiden Lane
Covent Garden
London
WC2E 7NW

Application Ref: **2010/1345/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

14 May 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:
**118 Boundary Road
London
NW8 0RH**

Proposal:
Change of use and residential conversion from mixed use commercial (Classes A1, A2 & A3) to residential flat (Class C3) at lower ground floor level, plus associated external alterations including works to the existing front light-well, new front railings at ground floor level and alterations and insertion of windows / doors at lower ground floor level.

Drawing Nos: Site location plan; 01; 02; 03 rev A; 04 rev A;

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed lightwell and associated railings, due to their design and location, would have a detrimental impact on the character and appearance of the building and the Conservation Area contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed residential accommodation at basement level would be substandard in terms of outlook and daylight, to the detriment of the amenity of future residential occupiers, contrary to policies SD6 (Amenity of Occupiers and Neighbours) and H1 (New Housing) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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