

Mr C Yeung
341b Kentish Town Road
London
NW5 2TJ

Application Ref: **2010/1361/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

7 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:
143 & 145 Highgate Road
London
NW5 1LJ

Proposal:

Revisions to planning permission 2005/1556/P dated 13/06/2005 (for extension and alteration of rears of 143 and 145 Highgate Road to create an additional dwelling, and separation of existing residential maisonettes on the upper floors from shop and restaurant units on ground and basement floors), including enlarged first and second floor rear extension (replacing approved second floor rear terrace) and increase in height on front elevation to 145, enlarged rear elevation at first floor level of additional dwelling (replacing approved first floor rear terrace) and associated alterations including revisions to the roof design of the additional dwelling fronting onto Wesleyan Place.

Drawing Nos: Site Location Plan; 122 P023 Rev P0; 204/15; 403/1; 403/2; 403/3; 403/5; 403/14; 403/16; 403/20; 403/24 Rev A; 403/25; 403/31 Rev D; 403/32 Rev D; 403/33 Rev D; 403/36 Rev D; 403/43 Rev D; 403/45 Rev D; 403/46 Rev D; 403/47 Rev D; 403/48 Rev B; 403/49 Rev B; 122 P099 Rev P1; 122 P100 Rev P1; 122 P101 Rev P0; 122 P102 Rev P0; 122 P103 Rev P0; 122 P150 Rev P0; 122 P151 Rev P1; 122 P152 Rev P1; 122 P153 Rev P0; 122 P155 Rev P0; 122 P160 Rev P0; Construction Management Plan March 2010, Rev B.



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

Reason(s) for Refusal

- 1 The proposed development, in the absence of a legal agreement for car-free housing for the new residential unit proposed, would be likely to result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policies T1 (Sustainable transport space), T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 2 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works, would be likely to result in an unacceptable impact on the public highway and pedestrian safety, contrary to policies T3 (Pedestrians and cycling) and T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed construction of the development, in the absence of a legal agreement for a Construction Management Plan, would be likely to have detrimental impacts on the local environment and traffic networks and on highway and pedestrian safety by virtue of inappropriate vehicular movements, contrary to policy T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that the reasons for refusal could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the Council.

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