

Mr Stephen Carpenter
Husband Carpenter Architects
13B St. George Wharf
London
SW8 2LE

Application Ref: **2009/4431/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

19 April 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:
65/67 Kentish Town Road
London
NW1 8NY

Proposal:
Change of use of number 67 ground floor from offices (Class B1) to a cafe (Class A3); conversion of upper floors of 65 & 67 from 2 maisonettes to 6 new (1 bedroom) residential flats and 6 new studio flats (12 in total) at first, second and third floor levels. Erection of single storey rear extension to number 67 and enlargements to the first floors of 65 & 67. Erection of a mansard roof extension to 65 & 67 at second and third floors; associated external alterations including new front lightwell and staircase access to basement at number 67.

Drawing Nos: Site Location Plan; SD01; SD02; SD03; PL01; PL02; PL03; PL04; Lifetime Homes Statement; Schedule of Floor Areas & Accommodation;

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



Reasons for Refusal

- 1 The proposed mansard roof extensions, on account of their scale and design, are considered to add visual bulk to this corner site, to the detriment of the appearance of the building and on the surrounding area and contrary to the provisions of Policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan (2006).
- 2 The residential component of the development, on account of number of one bedroom units proposed, would fail to provide an adequate range of size of dwelling, contrary to identified housing need in the borough. As such, the proposal fails to comply with Policy H8 of the London Borough of Camden Replacement Unitary Development Plan (2006).
- 3 The proposed residential units identified as Flat 9, Flat 11 and Flat 12, by reason of their limited floorspace, would not provide acceptable living conditions, contrary to Policy H1 (New Housing) of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained within Camden Planning Guidance 2006.
- 4 In the absence of a sound financial justification outlining why no affordable housing is proposed in this scheme, the failure to make a contribution to the supply of affordable housing is contrary to Policy H2 of the London Borough of Camden Unitary Development Plan 2006 and Policies 3A.9, 10 and 11 of the London Plan 2008 (Consolidated with alterations since 2004).
- 5 The proposed development fails to provide adequate on-site cycle storage facilities for the new residential units, contrary to Policy T3 (Pedestrians and Cycling) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 6 In the absence of a S106 legal agreement securing the proposed residential units as car free, the proposal would result in unacceptable additional pressure on on-street parking in the vicinity, contrary to policies T8 (Car free or car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 7 In the absence of a S106 legal agreement securing a Construction Management Plan, the proposed development would be likely to have an adverse impact on the public highway in the vicinity of the site, contrary to Policy T12 (works to Highways) and SD8 (Disturbance from demolition and construction) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 8 In the absence of a S106 legal agreement securing a Servicing Management Plan, the proposed development would be contrary to Policy T12 (works to Highways) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 9 In the absence of a S106 legal agreement securing the provision of on-site renewable energy, the proposal would fail to sufficiently conserve energy and resources, contrary to Policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 In the absence of a S106 legal agreement requiring a Post Construction Review to ensure that the development would comply with level 3 of the Code for Sustainable Homes, the proposed development would fail to satisfy policy SD9 (Resources and Energy) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 11 In the absence of a S106 legal agreement securing a financial contribution towards the provision of open space, the proposed development would contribute unacceptably to pressure on the Borough's open space facilities, contrary to policy N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 You are advised that reasons for refusal 6, 7, 8, 9, 10 and 11 could be satisfied by a S106 legal agreement in a scheme that in all other respects was acceptable.
- 2 You are advised that in the context of a scheme that was in all other respects acceptable the Council would seek to control the following by condition: a sample panel of materials, refuse and recycling, lifetime homes/wheelchair accessibility and cycle parking provision.

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