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47 St John's Wood High Street
London
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NW8 7NJ

Application Ref: **2010/0069/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

17 March 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:
**81 Charlotte Street and 6 Tottenham Mews,
London
W1T 4PP**

Proposal:
Extensions and alterations to 81 Charlotte Street including erection of two storey rear extension, creation of terrace at rear second floor level, and erection of mansard roof extension with terrace to rear; demolition of portion of ground and first floor rear of 6 Tottenham Mews, erection of mansard roof extension and change of use of the building from office (Class B1) to 2x two bedroom flats (Class C3) including alterations to front and rear elevations.

Drawing Nos: Site Location Plan; LOC/801 B; 802 A; 374/L/01; 02; 03; 04; 05 C; 06 E; 07 I; 08 K; 09; 10; 1306/13/01.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension to 6 Tottenham Mews, by reason of its design, would fail to respect the character and architectural style of the host building



and as such would be detrimental to the appearance of the building and the wider 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 In the absence of a legal agreement securing the new residential units as car free, the proposed development would be likely to result in unacceptable pressure on on-street parking in the vicinity, contrary to policies T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The applicant is advised that the proposal would be acceptable subject to the mansard extension to 6 Tottenham Mews being deleted from the scheme. The second reason for refusal could be overcome by entering into a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure the additional residential units as 'car free'.
- 2 Were the application to be acceptable in all other respects, further details would be required of the replacement windows and doors to be installed.

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