

DP9  
100 Pall Mall  
London  
SW1Y 5NQApplication Ref: **2009/0793/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 **5562**

2 October 2009

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE**  
REFUSAL

Address:  
**17A Murray Street**  
**London**  
**NW1 9RE**

## Proposal:

The erection of an additional single storey mansard roof floor with dormer windows and green roof to provide a two bedroom dwelling (class C3) as an amendment to planning permission reference 2007/5335/P, dated 16/04/09 for the "Erection of a 3-storey building plus basement comprising office (Class B1) or storage and distribution (Class B8) uses at basement and ground floor levels and 6 flats (4 x 2 bed, 1 x 3 bed and 1 x studio) (Class C3) over basement, ground, first and second floor levels including creation of terrace at first floor level fronting Murray Street."

Drawing Nos: Site Location Plan; 1709/01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; and 13; Code for Sustainable Homes Pre-Assessment; Environmental Noise Assessment; Daylight and Sunlight Report.

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

## Reason(s) for Refusal

- 1 The proposed additional storey to that permitted as reference 2007/5335/P, dated 19/04/09, by reason of its excessive bulk, scale, massing together with its inappropriate design and use of materials in relation to the permitted building and the



wider streetscape, would be detrimental to the character and appearance of the Camden Square 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 It has not been adequately demonstrated that the scheme includes secure and accessible cycle parking space to meet the Council's standards without which the new dwelling would be substandard contrary to Policy T3 (Pedestrians and Cyclists) and Appendix 6 (Parking Standards) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed development, in the absence of a legal agreement for car-free housing, 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), T8 (Car free housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Without prejudice to the other reasons for refusal, the appellant is advised that further submissions to demonstrate that secure and accessible cycle parking can be provided elsewhere in the building to meet the Council's standards for all users of the building would overcome the objection express in reason for refusal 2.
- 2 Without prejudice to the other reasons for refusal, the appellant is advised that the satisfactory conclusion of a Section 106 Planning Obligation to require the proposed flat be designated 'car-free' as part of the appeal process would overcome the objection in reason for refusal 3.

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