

Multifacet Limited
13 Northumberland Gardens
Mitcham
Surrey
CR4 1RL

Application Ref: **2009/1685/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**
25 August 2009

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:

**325 Kentish Town Road
London
NW5 2TJ**

Proposal:

Erection of a two-storey rear extension and creation of an additional third storey, with a mansard roof extension; including internal alterations to increase residential units from one three bedroom flat to four one-bedroom residential units (Class C3) above an existing retail unit (Class A1).

Drawing Nos: Site Location Plan; 90302/100 REV P2; 90302/102 REV P1; 90302/SK100 REV P1; 90302/SK102 REV P1;

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

Reason(s) for Refusal

- 1 The proposed additional storey at third floor level, the proposed mansard roof extension and the full width rear extension, by reason of their combined scale, height, bulk and design, would be detrimental to the character and appearance of



the building, the adjoining terraces of buildings and the general streetscene and area, contrary to policies B1 (General design principles), and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance contained within Camden Planning Guidance 2006.

- 2 The proposed conversion and extensions of the first and second floors from a three bedroom maisonette into four 1 bedroom flats would result in the loss of accommodation which the Council considers suitable for occupation as a family unit and would not provide an appropriate mix of units, contrary to policy H8 (Mix of units) 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), T7 (Off street parking), T8 (Car free housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance contained within Camden Planning Guidance 2006.
- 4 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 and to guidance contained within Camden Planning Guidance 2006.
- 5 The proposed rear extension on all floors would result in a loss of outlook and an increased sense of enclosure to the adjoining upper floor residential unit at 323 Kentish Town Road, to the detriment of their residential amenities, contrary to policy SD6 (Amenity for occupiers and neighbours) 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 reasons for refusal nos. 3 and 4 could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the London Borough of Camden.

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