

New Image Design
2A Tiverton Road
LONDON
N18 1DW

Application Ref: **2008/5771/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

22 May 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:
121 - 123 Castlehaven Road
London
NW1 8SJ

Proposal:

The erection of an additional third storey at both properties and a rear extension at 1st floor level to number 121, alterations and extensions to the ductwork on the rear elevation, plus the conversion of non-self contained residential accommodation at number 121 into a self-contained 4/5 bedroom flat; conversion of 4 bedroom self contained flat on the upper floors of number 123 into 1 x one bedroom and one x 3 bedroom self contained flats (Class C3)

Drawing Nos: 344/PL/00; 01; 02B; 03B; 04B; 05B; 06B; 07B; 08A; 09B; 10; 11; 12A; 13A; 14A; 15A; 16; 17B; Noise Impact Assessment 06/03/09.

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

Reason(s) for Refusal

- 1 The proposed roof extension, including the alterations to the ductwork at the rear, by reason of their height, scale, bulk and design, would result in overly dominant and



incongruous additions that would disrupt the balanced form of the terrace, detrimental to the character and appearance of the host building and the wider streetscene, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed development by virtue of the addition of a first floor rear addition to No 121 Castlehaven Road, would result in the loss of the only amenity space associated with the proposed 4/5 bedroom residential unit, detrimental to the future residential amenities of this unit suitable for family accommodation, contrary to policy SD6 (Amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006, and supporting documentation within the Camden Planning Guidance 2006.
- 3 The proposed roof extension by virtue of its height and location will result in a loss of daylight and outlook to the existing rear habitable room windows of No's 127 and 129 Castlehaven Road and No 15 Prince of Wales Road, to the detriment of their residential amenities, contrary to policy SD6 (Amenity of occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006, and supporting documentation within the Camden Planning Guidance 2006.
- 4 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 within Camden Planning Guidance 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that reason 4 (Car Free Housing) could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the Council.
- 2 You are advised that the proposed alterations to the ductwork would not comply with environmental health regulations in relation to the disposal of fumes. You may wish to consider discussing this matter with the Councils Compliance and Enforcement Team on 0207 974 6369.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613