

Miss Addy Alani
94 Albert Street
London
NW1 7NE

Application Ref: **2008/1552/P**
Please ask for: **Erin Murphy**
Telephone: 020 7974 **6805**

23 March 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:
94 Albert Street
London
NW1 7NE

Proposal:

Erection of three storey rear extension (following demolition of existing two storey rear extension), installation of staircase in front basement lightwell and gate in front boundary railings, and conversion of single-family dwellinghouse to two self-contained flats.

Drawing Nos: E/01; E/02; E/03; E/04; E/05; E/06A; E/07; E/08; P/01A; P/02; P/03; P/04; P/05A; P/06; and P/07.

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

Reason(s) for Refusal

- 1 The proposed rear extension by reason of its height would be detrimental to the special architectural and historic interest of this listed building, the terrace and fail to preserve or enhance the character and appearance of the Camden Town Conservation area contrary to policies B1, B3, B6 and B7 of the London Borough of



Camden Replacement Unitary Development Plan 2006 and the advice contained within Camden Planning Guidance 2006.

- 2 The proposed habitable rooms of the one-bedroom self-contained basement flat would receive inadequate natural light and would therefore provide a substandard form of accommodation, contrary to policies H1 (new housing) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained within Camden Planning Guidance 2006.
- 3 The proposed development, in the absence of a legal agreement to secure 1 of the residential units as car-free housing, would be likely to contribute unacceptably to parking congestion in the surrounding area, contrary to policies T8 (Car Free Housing) and T9 (Impact of Parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to advice contained in the Camden Planning Guidance 2006 and the advice contained within Camden Planning Guidance 2006.

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