

Arch-i-texts  
17 Waldegrave Road  
London  
N8 02A

Application Ref: **2008/5220/P**  
Please ask for: **Bethany Arbery**  
Telephone: 020 7974 **2077**

16 February 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:

**160 Fordwych Road**  
**London**  
**NW2 3NY**

Proposal:

Erection of rear first floor level extension to provide 1-bedroom self-contained flat (Class C3).

Drawing Nos: 0729/arc/EP/01; 02C; 03C; 04C; 05C; 06C; 07C; 08C; 09B; 10B; Lifetime Homes Standards Statement dated 31/01/09; and Planning, Design & Access Statement by Barley Wood Planning Consultancy.

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 first floor level extension by reason of its height, bulk, and mass would be detrimental to the character and appearance of the building, the streetscape and the local area contrary to policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained



within Camden Planning Guidance 2006.

- 2 The proposed rear first floor level extension by reason of its height, bulk, mass and proximity to neighbouring windows would result in a loss of daylight, sunlight and outlook to 162 Fordwych Road and a loss of daylight and outlook to the other flats within 160 Fordwych Road contrary to policy 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 self-contained flat, by reason of the proposed access arrangements, would have a detrimental impact on the privacy of the existing ground floor level flat contrary to policy 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).
- 4 The proposed self-contained flat by reason of its size (floorspace) would provide sub-standard accommodation to the detriment of future occupiers 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).
- 5 The proposed self-contained flat, in the absence of a legal agreement to secure it as car-free, would be likely to contribute unacceptably to parking congestion in the surrounding area, contrary to policies T7 (Off Street Parking) and T9 (Impact of Parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.

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