

Rosch Design Limited
Beck Cottage
Abbotts Ann
HAMPSHIRE
SP11 7NW

Application Ref: **2007/4154/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

25 February 2008

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:

**59-60 Belsize Park
London
NW3 4EJ**

Proposal:

Erection of an additional floor to provide two flats at roof level and alterations to the front and rear elevations.

Drawing Nos: 07/152/01; Drawing No. 07/152/02; 03; 04; 05; 06; 07 rev A; 08;
Photo Sheets x2; Letter from agent dated 12 October 2007

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

Reason(s) for Refusal

- 1 The proposed mansard extension by reason of its detailed design, height, bulk and massing would be detrimental to the appearance of the building and character and appearance of the 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 and supporting Planning



Guidance December 2006.

- 2 The proposed alterations to the front facade, by reason of inappropriate detailing and materials and failure to respect the character of the building or respect the building's architectural integrity would be detrimental to the appearance of the building and surrounding area contrary to policies B1 (general design principles), B3 (alterations) and B7 (conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting Design Guidance December 2006.
- 3 The proposed development would fail to provide off-street car parking which would exacerbate existing levels of overnight car parking stress in surrounding streets, contrary to policy T8 (car free housing) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 It is noted that metal balustrades have been applied to balconies at the rear. You are reminded that this work has been carried out without the benefit of planning permission, and you are advised to submit an application for their retention.
- 2 You are advised that an additional floor to the building may be acceptable; however, it should be set back sufficiently to take account of the pitched roof of neighbouring buildings. There may also be scope for the remodelling of the building's facade. In respect of both elements, you are advised that it would be beneficial to seek pre-application advice on the detailed design before finalising your scheme and resubmitting your planning application.
- 3 You are advised that the reason for refusal No. 3 (car parking) could be overcome, within the context of a scheme that was in all other respects acceptable, by entering into a S106 legal agreement with the Council to secure the development as car free (future occupiers would be prohibited from applying for a resident's parking permit).
- 4 You are advised that any subsequent application that proposes two additional residential units should include provision for at least two cycle parking spaces.

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