

Stuart Henley & Partners
18 Friern Park
London
N12 9DA

Application Ref: **2007/4037/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **2453**

16 November 2007

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:
63 Camden Mews
London
NW1 9BY

Proposal:

Change of use from ground floor car workshop (B1c) and first floor flat into 2 no. dwelling houses with integral garages including a two storey front extension, mansard roof extension and a remodelled rear ground floor extension with terraces above.

Drawing Nos: 3582-01; 02; 03; 04.

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of the loss of the existing business floorspace without adequate justification, would result in the net loss of accommodation suitable for small firms, contrary to policies E2 'Retention of existing business uses' and E3 'Specific businesses uses and areas' of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed development, by reason of the loss of the stepped front building line, would be detrimental to the character and appearance of the building, the wider terrace, and the Camden Square Conservation 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.
- 3 The proposed development, by reason of its design, would fail to provide accessible homes to meet the needs/future needs of those with mobility difficulties, contrary to policy H7 'Lifetime homes and wheelchair housing' of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed roof extension would, by reason of its prominent location, scale, height, and detailed design would be detrimental to the setting of the terrace of adjoining buildings and have a harmful impact on the character and appearance of the Camden Square Conservation Area, contrary to Policies B1 'General design principles', B3 'Alterations and extensions', B7 'Conservation areas' of the London Borough of Camden Unitary Development Plan 2006 and 'Roofs and terraces' contained in the Camden Planning Guidance 2006
- 5 The proposed development, in the absence of a legal agreement securing a car capped scheme, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T8 'Car free housing and car capped housing' and T9 'Impact of parking' of the London Borough Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 It should be noted that the reason for refusal (no 5) above could be addressed if the following matter was satisfactorily controlled by means of a Section 106 Agreement: the designation of the residential scheme as car-capped.

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