

Katz Vaughan  
Unit 5  
Chiltern Works  
127 Chiltern Drive  
Surbiton  
SURREY  
KT5 8LS

Application Ref: **2007/0151/P**  
Please ask for: **Thomas Smith**  
Telephone: 020 7974 **5114**

10 May 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:  
**18-22 Inverness Street**  
**London**  
**NW1 7HJ**

Proposal:

Erection of a 3-storey dwelling to the rear of the site, erection of an extension at rear ground, first and second floor levels and erection of a roof extension to facilitate the conversion of the upper floors from 4 x 1-bed flats to 3 x 2-bed flats and 1 x 2-bed flats and other external alterations at the rear.

Drawing Nos: 1889/19; 20; 21; 22; 23; 24 25; 26; 27; 28;

Site Location Plan; Photo Sheets x5; 1889/01; 02; 03; 04; 05; 06; 07; 08

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, by reason of its size, location and appearance would be an incongruous and alien addition which would disrupt an unimpaired roofline detracting from the character and appearance of the host building, the terrace of which it forms a part and the adjacent conservation area contrary to policies B1, B3



and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 2 The proposed rear extensions, by reason of their height and bulk would be overly dominant additions which would detract from the character and appearance of the host building and the terrace of which it forms a part contrary to policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.
- 3 The basement level of the proposed dwellinghouse to the rear of the site, by reason of poor levels of daylighting and outlook, would provide an unacceptable standard of residential accommodation, contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.
- 4 In the absence of a legal agreement to secure car-free housing, the proposed development is likely to increase parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety, contrary to policies T8 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

### **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***