

MRJ Rundell & Associates Ltd
Unit 2A
The Courtyard
44 Gloucester Avenue
LONDON
NW1 8JD

Application Ref: **2007/0862/P**
Please ask for: **John Carter**
Telephone: 020 7974 **5809**

14 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:
55 Holmes Road
London
NW5 3AN

Proposal:

Demolition of plant room at roof level and erection of 2-storey roof extension to provide three self-contained flats (Class C3).

Drawing Nos: Drawing Issue Matrix; Eco- Homes Report; Lifetime Homes Report; Design and Access Statement; Solar panel Info; 001; 002; 050; 051; 100; 150; 151; 152; 153; 200; 250; 251; 252; 253; 300 A; 301 A; 302; 350; 351; 352; 353; 400 A; 401 A; 402; 450; 451; 452; 453; 455; 500

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 height and bulk in relation to the existing building would be an unduly prominent and incongruous feature to the detriment of the character and appearance of the building and its setting contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the



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

- 2 The proposed development would fail to provide cycle parking for the benefit of the proposed residential units, contrary to policy T3 and Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.
- 3 The proposed development would fail to provide affordable housing contrary to policy H2 (Affordable Housing) of the Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.
- 4 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policies T7 (Off street parking), T8 (Car-free housing and car-capped housing) and T9 (Impact on parking) of the Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.
- 5 The proposed development, in the absence of a legal agreement securing a BRE EcoHomes post construction review and the provision of solar panels and a green roof would fail to adequately conserve energy and resources, contrary to policy SD9 (Resource and Energy) of the Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

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