

Nehar Miah Choudhury
329-331 Alexander Park Road
LONDON
N22 7BP

Application Ref: **2007/0067/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **5562**

28 February 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:

**Flat 1st And 2nd Floor
118 Drummond Street
London
NW1 2HN**

Proposal:

Erection of mansard roof extension, first floor rear extension and creation of studio flat at first floor level (Use Class C3).

Drawing Nos: Site Location Plan 1069/01; 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 height, bulk and design would be an unduly dominant and incongruous addition detracting from the architectural integrity of the host building, the roofscape of the terrace and the setting of the adjoining listed building at 116 Drummond Street contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B6 (Listed Buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting



advice contained within the Council's Supplementary Planning Guidance 2002 and the Camden Planning Guidance: Consultation Draft 2006.

- 2 The proposed development, in the absence of a legal agreement for car-free housing would be likely to contribute to parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety, contrary to policies SD2, T1, T7, T8 and T9 of the Replacement Camden UDP 2006.

Informative(s):

- 1 You are advised that a separate planning application for the proposed rear extension is likely to be favourably considered.

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