

S & M Design Consulting Studio
37 Radcliffe Buildings
Portpool Lane
London
EC1N 7SN

Application Ref: **2006/3905/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

21 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:
125B Camden Street
London
NW1 0HX

Proposal:
Conversion of the existing 1st, 2nd and 3rd floor maisonette to create a first floor studio flat and a two bedroom maisonette on the second and third floors (Class C3).
Drawing Nos: Site Location Plan; RB 2006/001; Design and Access Statement; Photo sheet x3.

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, 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 T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan.



- 2 The proposed studio flat at first floor level, by reason of its size, would provide an unsatisfactory standard of residential accommodation contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.

Informative(s):

- 1 You are advised that in the event of a resubmission of the application, certificate B should be signed if the applicant is not the sole owner of the building.

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