

Clive Sall Architecture
Unit 2 Providence Yard
Ezra Street
London
E2 7RJ

Application Ref: **2014/1552/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
66 Malden Road
London
NW5 4DA

Proposal:

Erection of a mansard roof extension with terrace to the rear elevation, for the provision of a new maisonette for a 1 x 2 Bedroom self-contained unit.

Drawing Nos: 1110 P1, 1111 P1, 1112, P1, 1113 P1, 1210 P1, 1310 P1, 1100 P1, 1103 P1, 1200 P1, 1300 P1, 1320 P1.

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 form, bulk and location in a roofscape largely unimpaired by later additions, would result in harm to the character and appearance of the building and the terrace of which it forms part and of this part of the West Kentish Town conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed development, in the absence of a Lifetime Homes Statement Lifetime homes and wheelchair housing, insufficient information has been provided to demonstrate that the development would meet Lifetime Homes Standard contrary to policies DP6 (Lifetimehomes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

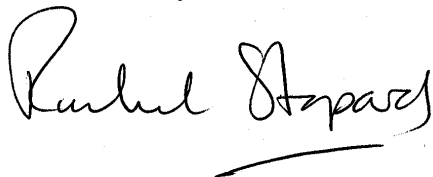
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment