

Material Architects
Adam House
7-10 Adam Street
Lodnon
WC2 N6AA

Application Ref: **2014/0444/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

10 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Land to rear
80 Cricklewood Broadway
London
NW2 3EP

Proposal:

Erection of a 3 storey rear extension to provide 3 studio flats following demolition of existing rear garages.

Drawing Nos: Site location plan; 1100; 1200; 1201; 1202; 1203; 1301; 1401; 1402; 1403; 1404; 0200; 0401; 0402; 0403; 0301; 0404.

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, by reason of its height, bulk, mass, detailed design and siting would appear as an incongruous addition to the street, undermine the existing pattern of development and detract from the adjoining terrace contrary to policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing High Quality Design) of the London Borough of Camden Local



Development Framework Development Policies.

- 2 The proposed development, by reason of its height and bulk, would harm the levels of daylight and sunlight of neighbouring properties, contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development fails to provide an appropriate residential mix and does not include those dwelling sizes identified as a very high priority in Camden, contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of Different Sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 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 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 policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

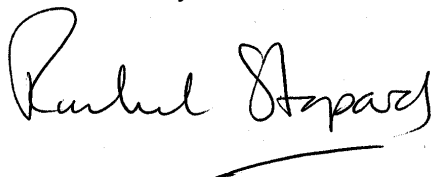
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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