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Application Ref: **2014/5093/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

1 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
The Victoria
2 Mornington Terrace
London
NW1 7RR

Proposal:
Installation of 3 lightwells fronting Mornington Terrace and Mornington Place and internal re-arrangements to Flat 1 and 2 at ground floor and basement level.

Drawing Nos: 923/11 Rev #, 923/13 Rev #, 923/15 Rev #, 923/16 Rev #, 923/17 Rev # and Desk Study & Basement Impact Assessment Report by Geotechnical & Environmental Associated dated 22 August 2013.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed lightwells with associated railings would appear as incongruous additions to the front elevation which would be detrimental to the historic integrity of the host building and would harm the character and appearance of the Camden 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 legal agreement to secure a construction management plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting Sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.

- 3 The proposed development, in the absence of a legal agreement to secure financial contributions towards highways repairs as a result of the proposed lightwells, would fail to mitigate the impact of the development created by the installation of lightwells, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.

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



Ed Watson
Director of Culture & Environment