

Cooley Architects  
Studio 201  
16 Baldwins Gardens  
London  
EC1N 7RJApplication Ref: **2014/3211/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

22 July 2014

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Refused**Address:  
**7-9 Perrins Court**  
**London**  
**NW3 1QS**Proposal:  
Erection of a roof extension to form 1x2 bed flat.

Drawing Nos: Site location plan, 701-002A, 701-003A, Planning, Design and Access Statement and Lifetime Homes Checklist.

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

## Reason(s) for Refusal

- 1 The proposed mansard roof extension, by virtue of its design, height, bulk, mass and position would appear over-dominant and inharmonious, and would exert a harmful impact upon the character and appearance of the host building, the southern row of buildings and Perrins Court as a whole. The application would therefore be 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 In the absence of a Daylight/Sunlight study, insufficient information has been provided to demonstrate that the development would not have an adverse impact upon the residential amenity of neighbours in terms of daylight/sunlight contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 By reason of the position and proximity of fenestration and a roof terrace, within the proposed roof extension, to neighbouring residential properties on Perrins Court, the development would lead to a harmful loss of privacy. The application is therefore 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.
- 4 The proposed development construction works, in the absence of a S106 agreement to secure a construction management plan, would be likely to give rise to conflicts with other highway users, and be detrimental to the amenities of the area generally, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP20 (movement of goods and materials) and DP26 (impact on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

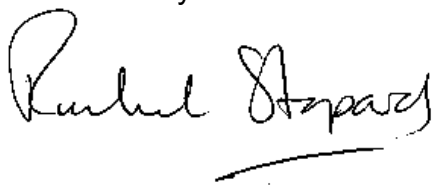
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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



Rachel Stopard  
Director of Culture & Environment