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Application Ref: **2014/3989/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

24 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**19 McCrone Mews**  
**London**  
**NW3 5BG**

Proposal:  
Conversion of 1 x bed flat at ground and 1st floor (No.19) and change of use of garage at ground floor (No.6) to create 2-bed flat at ground floor and 1-bed flat at 1st floor and erection of additional floor at 2nd floor level to create 2x 2-bedroom flats (Class C3).

Drawing Nos: 14-14-PL: 01 RevA (site location plan); 02; 03; 05A; 04A; 06.

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

#### Reason(s) for Refusal

- 1 The 2nd floor extension, by reason of its size, bulk and design, would be detrimental to the character and appearance of the host property, the mews and the Belsize 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 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.
- 3 The proposed development, in the absence of a Section 106 legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) and DP20 (Movement of goods and materials) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a Section 106 legal agreement requiring the development to incorporate sustainability measures to reduce carbon emissions and minimise use of energy, water and resources, would fail to be sustainable in its use of its resources and meet the challenge of climate change, contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 5 In the absence of a daylight and sunlight report, the applicant has not demonstrated that the development would not have a harmful impact on the amenity of the occupiers of Baynes Mews in terms of loss of daylight and sunlight to their rear rooflights, contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, by reason of the inadequate floor to ceiling height at 2nd floor level and the poor levels of daylight, sunlight and outlook for the ground floor flat, would not provide quality homes contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of developments on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment