

GML Architects  
Unit 3  
1-4 Christina Street  
London  
EC2A 4PAApplication Ref: **2014/6277/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

17 February 2015

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Refused**Address:  
**67 & 67A Camden High Street**  
**London**  
**NW1 7JL**Proposal:  
Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats with associated roof terrace area. Installation of gate at ground floor level.

Drawing Nos: 4162/P001/A (OS Plan), 4162/P/023, 4162/P/013, 4162/P/009, 4162/P010/B, Design and Access, 4162/P/011 A, 4162/P/021 A, 4162/P/022, 4162/020 and 4162/P/012.

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

## Reasons for Refusal

- 1 The proposed mansard roof, by virtue of its setting, scale, height, design and massing, would have a detrimental impact on the host property, the unimpaired roofline of the terrace and would fail to preserve or enhance the character and appearance of the Camden Town Conservation Area contrary to policies CS5 (Managing the impact of growth and development) and 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 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.

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