

Koupparis Associates
95 Kentish Town Road
London
NW1 8NYApplication Ref: **2014/6189/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

6 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Flat B
Ground Floor
148 Camden Street
London
NW1 9PA**

Proposal:

Lower ground floor rear extension

Drawing Nos: Site location plan; 13-103:-111; 101; 102; 103; 104; 105; 106; 107; 108; 109.

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

Reason(s) for Refusal

- 1 The extension at basement level by reason of the internal arrangement and the lack of sufficient floorspace for a dwelling, creates poor quality accommodation contrary to policy CS6 (Providing Quality Homes) 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.



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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment