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Application Ref: **2014/6953/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

5 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused and Warning of Enforcement Action to be Taken

Address: **15 Highgate Road London London NW5 1QX**

Proposal: Details relating to conditions 9 and 10 (details of cycle and refuse storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation.

Drawing Nos: 15HR_MJ01 Rev 3, CA/grc/2821 dated 29/10/2014 and As proposed for discharge of Condition 9 & 10.

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

Reason(s) for Refusal

- 1 The proposed cycle and refuse stores are physically constrained and technically inadequate to meet the Council's standards and fail to provide a secure and weatherproof structure which would discourage the ownership and use of cycles in a car-free development contrary to Policy CS11 (Promoting sustainable and efficient travel) and policies DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.



- 2 In the absence of a suitable control mechanism to ensure the proposed landscaping is implemented and maintained thereafter, the proposed cycle and refuse store would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

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