

Kasia Whitfield Design
90a Fellows Road
London
NW3 3JG

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2014/7720/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

9 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
16-28 Lower Merton Rise
London
NW3 3SP

Proposal:

Erection of a roof extension to provide additional habitable accommodation on top of 7 terraced houses.

Drawing Nos: Site location plan (LMR 28-16/EX1), Cover letter by Kasia Whitfield dated 16/12/14, [Existing plans:] LMR 28-16/EX2-EX6, [Proposed plans:] LMR 28-16/GA2-GA7, Daylight & Sunlight Analysis by Delva Patman Redler (ref. SG/sg/13511; dated July 2014), Letter by Delva Patman Redler dated 23/2/15 and e-mail by Stuart Gray dated 25/2/2015.

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

Reason(s) for Refusal

- 1 The proposed roof extension on the whole terrace, by reason of its location, height and bulk, would harm the character and appearance of the host building, surrounding blocks in the estate and the wider streetscape of the Chalcot Estate, contrary to policies CS14 (Promoting high quality places and conserving our heritage) London Borough of Camden Local Development Framework Core Strategy and DP24 (Securing high quality design) of the London Borough of



Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a legal agreement to secure the construction of the development as a single and simultaneous operation on all properties in the terrace, would be likely to result in an unacceptable impact on the character and appearance of the terrace of properties as a whole and the area generally, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to contribute unacceptably to traffic disruption and conflicts with pedestrians and other road users, and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), 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 DP20 (Movement of goods and materials), DP21 (Development connecting to highway network), DP26 (Managing the impact of development on occupiers and neighbours) and DP32 (Air Quality) 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