

Martin Evans Architects
18 Charlotte Road
London
EC2A 3PB

Application Ref: **2014/4554/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 4215

25 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
The Leighton
101 Brecknock Road
London
N7 0DA

Proposal:

Conversion of the building to create five self-contained residential flats on the upper floors, comprising a single storey roof extension and three storey rear extension.

Drawing Nos: Site Location Plan; BRE-EX-GA-02; BRE-EX-GA-03; BRE-EX-GA-04; BRE-EX-GA-05; BRE-EX-GA-06; BRE-EX-GA-07; BRE-EX-GA-08; BRE-EX-GA-08; BRE-EX-GA-09; BRE-EX-GA-10; BRE-EX-GA-11; BRE-EX-GA-12; BRE-PL-GA-02 A; BRE-PL-GA-03; BRE-PL-GA-04 A; BRE-PL-GA-05 B; BRE-PL-GA-06 C; BRE-PL-GA-07 C; BRE-PL-GA-08 C; BRE-PL-GA-09 C; BRE-PL-GA-10 E; BRE-PL-GA-11 C; BRE-PL-GA-12 C; BRE-PL-GA-13 C; BRE-PL-GA-14; BRE-PL-GA-15 C; Design and Access Statement, produced by Martin Evans Architects; Sustainability and Energy Strategy Report, produced by Syntegra Consulting, dated 10th March 2014; and Daylight Assessment, produced by Dixon Payne, received 30th October 2014.

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

Reason(s) for Refusal



- 1 The proposed rear extension, by virtue of its excessive bulk, scale and massing, would dominate the existing building and cause harm to its appearance, contrary to Core Strategy Policy CS14 (Promoting high quality spaces and conserving our heritage) and Development Policy DP24 (Securing high quality design) of Camden's adopted Local Development Framework 2010.
- 2 The proposed conversion and change of use to residential use would result in a smaller public house space at ground floor without access to private external space which would preclude provision for a commercial refuse space, contrary Core Strategy Policy CS7 (Promoting Camden's centres and shops) and Development Policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of Camden's adopted Local Development Framework 2010.
- 3 The general disposition of the proposed residential flats in relation to the retained public house floorspace would reduce its available trading space, remove access to private external space (the pub garden), and introduce noise sensitive and noise generating uses in close proximity that would result in additional activity, disturbance and obstruction in the street, require excessive noise limiting measures and prejudice the long term retention of the public house which is an important local community facility contrary to Core Strategy Policies CS10 (Supporting community facilities and services), CS11 (Promoting sustainable and efficient travel), CS5 (Managing the impact of growth and development) and Development Policies DP15 (Community and leisure uses) DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.

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