

Martin Evans Architects
18Charlotte Road
London
EC2A 3PB

Application Ref: **2014/5401/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 Arms
101 Brecknock Road
London
N7 0DA

Proposal:

Erection of two four storey houses (Class C3)

Drawing Nos: BRE-PL-EX-01; BRE-PL-EX-02; BRE-PL-EX-03; BRE-PL-EX-04; BRE-PL-EX-05; BRE-PL-GA-01a A; BRE-PL-GA-02a A; BRE-PL-GA-03a A; BRE-PL-GA-04a A; BRE-PL-GA-05a A; BRE-PL-GA-06a A; BRE-PL-GA-07 A; BRE-PL-GA-11 A; BRE-PL-GA-13 A; BRE-PL-GA-17 A

Design and Access Statement; Daylight Assessment, produced by Dixon Payne, received 30th October 2014; Sustainability and Energy Strategy Report, dated 24th July 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 development of the site would result in the loss of an important townscape gap between the rear of the properties facing Brecknock Road and the flank of those facing Torriano Avenue that defines the historic urban grain, 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 rear windows on the proposed new houses would result in direct overlooking to a private habitable room to the rear of 135 Torriano Avenue and cause loss of privacy to the occupiers contrary to Core Strategy Policy CS5 (Managing the impact of growth and development) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.
- 3 Inadequate information has been submitted to adequately demonstrate that the proposed new houses would not cause a material loss of daylight and sunlight to the windows on the extension of 135 Torriano Avenue, which would result in a loss of amenity to the occupier contrary to Core Strategy Policy CS5 (Managing the impact of growth and development) and Development Policy DP26 (Managing the impact of development on occupiers and neighbours) of Camden's adopted Local Development Framework 2010.
- 4 The proposed new houses would result in the loss of external space associated with the existing public house which would cause additional activity, disturbance and obstruction in the street 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.

Informative(s):

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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

