

GROUNDS OF APPEAL

18-22 INVERNESS STREET CAMDEN NW1

1. The proposed roof extension is set back from the main front building line of the property and, as such, it would be unnoticeable in the streetscene and therefore of negligible impact upon the existing building, the streetscene generally and the adjacent conservation area.
2. At the rear of the site there is an existing extension and the rear of adjoining properties have been similarly altered and extended to a significant extent. The mews that provides access to the rear is largely concealed from view and the proposed extensions could not be seen from any main public thoroughfare. The extensions would have an entirely acceptable relationship with the existing building and would be neither excessive in scale nor over-dominant.
3. The proposed new small dwelling at the rear of the site provides a satisfactory standard of accommodation. The basement accommodation is for bedroom use only where light and aspect may be considered to be of lesser significance, particularly since the principal bedroom space is on the first floor.
4. The appellants are prepared to enter into a legal agreement to secure car free housing and this will be presented at the hearing.
5. The proposed development represents an opportunity to substantially improve the existing accommodation on the site and to optimise the amount of accommodation achieved. This is wholly in accord with local and national planning policy.
6. The development complies with adopted policies and it is requested that this appeal should be allowed.