

Duncan James Design
33 Camp Road
St Albans
Herts
ALI 5DX

Application Ref: **2015/3193/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

21 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
75 Haverstock Hill
London
NW3 4SL

Proposal: Change of use from Office (B1a) including erection of mansard roof extension plus roof terraces and formation of (2 x 2bed) residential flats.

Drawing Nos: Site location plan; S0706/01/A; S0706/02; S0706/03; P0706/21C; P0706/22B; P0706/23C; P0706/24/A; P0706/26; Design and Access Statement.

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

Reason(s) for Refusal

- 1 The proposed mansard roof extension by reason of its bulk, height, mass and detailed design, would impair the unaltered run of valley roofs within the street of which it forms part and would be detrimental to the character and appearance of the host building, the adjacent terrace and the wider Eton Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework



Development Policies.

- 2 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non sustainable modes of transport, contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (parking standards) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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