

Globproject Ltd
52 High Street
Beckenham
Kent
BR3 1AY

Application Ref: **2010/0534/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

17 September 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
366 Finchley Road
London
NW3 7AJ

Proposal:

Change of use from 5 self-contained and 4 non-self contained residential units to one x 3 bed, one x 2 bed and two x 1 bed and five studio self-contained flats and associated works including excavation of basement with lightwells to the front and side and sunken terrace to the rear, a rear ground floor terrace, a two storey rear extension with Juliette balcony at rear first floor level, and roof extension with dormer to front and rear.

Drawing Nos: 01/05 rev. A ; 02/05 REV. A; 03/05 rev.A 04/05 rev. A; 05/05 REV. A;
Lifetime Homes Standards Compliance & Code for Sustainable Homes Score (03/11/2009)

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed rear and roof extensions, by reason of their height, bulk, mass and detailed design, would be detrimental to the appearance of the building and result in a visual unbalancing of the building when viewed in the context of the adjoining



property, contrary to policies B1 (general design) and B3 (extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006, policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy Development Plan Document 2010 and to policies DP24 (Securing high quality design) of the London Borough of Camden Development Policies Development Plan Document 2010.

- 2 The proposed change of use from non self-contained to self-contained accommodation would result in the loss of a low-cost form of housing for which there is demonstrable need in the Borough contrary to policy H6 (Protection of Houses in Multiple Occupation) of the London Borough of Camden Replacement Unitary Development Plan 2006 and policy DP9 (Student housing, bedsits and other housing with shared facilities) of the London Borough of Camden Development Policies Development Plan Document 2010.
- 3 The proposed development in the absence of a S106 legal agreement for a Construction Management Plan, would be likely to affect highway conditions to the detriment of highway and pedestrian safety, contrary to policies T9 (Impact of Parking) and T12 (Works affecting Highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to policies DP19 (Managing the impact of parking) and DP21 (Development connecting to the highway network) of the London Borough of Camden Development Policies Development Plan Document 2010.

Informatives:

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It should be noted that the reason for refusal 3 above could be addressed through a legal agreement securing a Construction Management Plan.

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