

Friend and Company Architects
167 Foundling Court
Brunswick Centre
London
WC1N 1ANApplication Ref: **2014/1107/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

20 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
21 Ferdinand Street
London
NW1 8EUProposal:
Conversion of ground floor and mezzanine studio space (B1) into a 2xbedroom self-contained flat including separate access plus alterations to front and rear elevations (C3).

Drawing Nos: Location plan; 001; 002; 011; 012; 021; 022; 101; 102; 204.

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

Reason(s) for Refusal

- 1 The proposed windows, by reason of their detailed design and location in the boundary wall, would result in harm to the character and appearance of the building and the wider streetscene, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed residential unit, by reason of its poor outlook would result in sub-



standard accommodation that fails to provide an acceptable level of residential amenity to the future occupants, contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The proposed development, in the absence of a legal agreement to secure residential unit as 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbered 3 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