

MR Partnership
41 Foley Street
London
W1W 7TSApplication Ref: **2015/1579/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

14 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flaxman Terrace (rear of 137 Euston Road) London Camden WC1H 9BL

Proposal:

Erection of 1x2bed dwelling fronting Flaxman Terrace (to rear of 137 Euston Road)

Drawing Nos: (2925A) 050A; 060A; 061A; 062A; 063A; 065A; 066A; 067A; 068A; 070A;
071A; 072A; 073A; 074A; 081A; 081A; 082A; 083AThe Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposal, by virtue of its scale, projection beyond the main building line and detailed design would appear overly dominant and incongruous to the detriment of the streetscene and the character and appearance of Bloomsbury 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, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The proposed development, in the absence of legal agreement securing a Construction Management Plan would fail to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 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 2 and 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