

P.E. Ottery  
112 Southbury Road  
Enfield  
Middx  
EN1 1YE

Application Ref: **2015/0271/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

11 November 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**97 Camden Mews**  
**London**  
**NW1 9BU**

Proposal:

Change of use from Car garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following the demolition of existing building.

Drawing Nos: Site location plan, Lifetime Homes Assessment, Planning statement dated 18th April 2015, letter by Jon Christopher dated 22nd and 29th June 2015, 01, 191.15/021B, 189.15/012, 189.15/013, 189.15/014

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

#### Reason(s) for Refusal

- 1 The proposed building would, by virtue of its inappropriate bulk, scale, mass and detailed design, fail to respond to its immediate context and would detract from the character and appearance of the Camden Square 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 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 building by reason of its height and proximity to the outdoor rooftop private amenity area of 99A Camden Mews would result in a harmful loss of outlook to the adjoining occupiers, and would be contrary to policy CS5 (Managing the impact of growth and development) 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 an acceptable sustainability statement, fails to demonstrate how the proposal would incorporate sustainable design and construction measures contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and not 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.
- 5 The proposed development, in the absence of a legal agreement to secure a Highway works Contribution, would be likely to be detrimental to the footway and two vehicular crossovers directly adjacent to the site which could be damaged as a direct result of the proposed works contrary to policies CS5 (Managing the impact of growth and development), and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 (Development connecting to the highway network).
- 6 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), 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 DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) 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 3- 6 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment