

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/4920/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

24 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
7-8 Jeffrey's Place
London
NW1 9PP

Proposal:
Erection of a single storey roof extension to create a two bedroom flat

Drawing Nos: Design & Access Statement, Location Plan, 1422-0100-AP-201, 1422-0100-AP-202, 1422-0100-AP-203, 1422-0100-AP-204, 1422-0100-AP-205, 1422-0100-AP-206, 1422-0200-AP-201_P02, 1422-0200-AP-202_P02, 1422-0200-AP-203_P02, 1422-0200-AP-204 Rev P04, 1422-0200-AP-205 Rev P03, 1422-0300-AP-201 Rev P02, 1422-0300-AP-202 Rev P02, 1422-0400-AP-201 Rev P03, 1422-0400-AP-202 Rev P03 & 1422-0400-AP-203 Rev P03,

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of its siting, scale, materials and detailed design, would appear as an incongruous addition to the host building and the surrounding area within which it is located failing to respect its character and integrity. Furthermore the development would fail to preserve and enhance the



character of the surrounding Conservation Area and cause harm to the setting of the Grade II listed building at No.8-10 Ivor Street. Therefore the development is 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 In the absence of a Daylight and Sunlight Report the applicant has failed to demonstrate that the development would not detrimentally harm the amenity of neighbouring residents, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 3 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 (2010) 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 (2010).

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