

Stuart Henley & Partners  
6 Wrotham Business Park  
Barnet Herts  
EN5 4SB  
United Kingdom

Application Ref: **2015/5545/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

5 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**149 Abbey Road**  
**London**  
**NW6 4SS**

Proposal:

Erection of a side and rear dormer window and two rooflights in the front roofslope in connection with the conversion of the existing loft space to create a new studio flat  
Drawing Nos: Design and Access Statement, Site Plan, 4733 04 and 4733 05.

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

Reason(s) for Refusal

- 1 The proposed side and rear dormer windows, by reason of their appearance and siting would detract from the appearance of the building to the detriment of its character and appearance and as a consequence would undermine the character and appearance of the group of properties which it forms part and this part of the Priors Road 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 proposal, by reason of the inadequate internal floor area of the flat, and poor outlook to the habitable bedroom, would result in substandard habitable accommodation and would be detrimental to the residential amenity of the future occupiers contrary to the policy CS6 (Providing quality homes) 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 car-free housing for the new residential unit proposed, would fail to promote more sustainable and efficient forms of transport and would contribute to parking stress, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

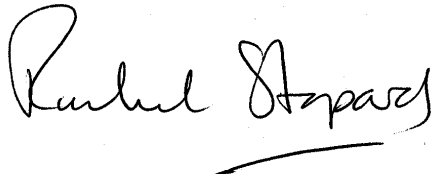
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment