

Savage & Pottinger Design
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2016/1523/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
38 Leighton Grove
London
NW5 2QP

Proposal:

Erection of a mansard roof extension and conversion of 1st/2nd floor maisonette to 1 x 1 bedroom flat and 1 x 2 bedroom maisonette.

Drawing Nos: 15222/TP/01, 15222/TP/02, 15222/TP/03, 15222/TP/04, 15222/TP/06 and Design and Access Statement dated February 2016.

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

Reason(s) for Refusal

- 1 The proposed roof extension by reason of its height, bulk, detailed design and location on a terrace of properties with a largely unimpaired roofline would be detrimental to the character and appearance of the building and the terrace, contrary to policies CS14 (Promoting high quality places and conserving our heritage) 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 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.

Informative(s):

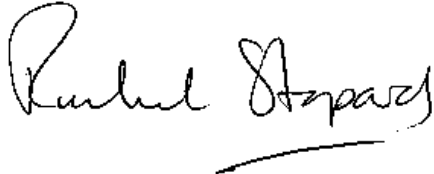
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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



Rachel Stopard
Director of Supporting Communities