

Washbourne Field Planning  
Studio 11  
6-8 Cole Street  
London  
SE1 4YHApplication Ref: **2015/6701/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 2717

10 March 2016

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Refused**Address:  
**64 Charlotte Street**  
**London**  
**W1T 4QD**Proposal:  
Erection of mansard roof extension to create new 3-bed residential unit.

Drawing Nos: 1329-PA5-001 B; -002 B; -003 B; -004 B; -005 B; -006 B; -007 B; -008 B; -009 B; -010 B; -011 B; -012 B; -013 B; -014 B; Planning Design and Access Statement; Lifetime Homes Statement; &amp; Sustainability Statement.

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 in terms of setting, form and detailed design would appear incongruous as an overly large, disproportionate and incompatible addition detrimental to the character and appearance of the host building, the terraces to which it adjoins and the wider Charlotte Street Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.



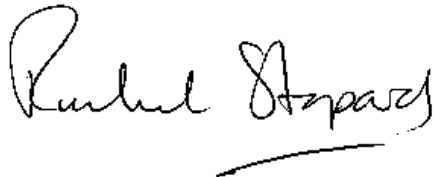
- 2 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting Sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.
  
- 3 The proposed development, in the absence of a legal agreement for 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), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and 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

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

Rachel Stopard  
Director of Culture & Environment