

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY

Application Ref: **2015/2906/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
148 Camden Street
London
NW1 9PA

Proposal:
Lower ground floor rear extension (retrospective) and conversion of rooms at ground and lower ground floor to non-self contained accommodation.
Drawing Nos: 13-103:-110 A; 111 A; 101 A; 102 A; 103 A; 104 A; 105 B; 106 A; 107 A; 108 A; 109 A

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, in the absence of a legal agreement to secure 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 policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.



Informative(s):

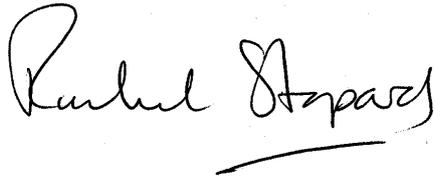
- 1 You are reminded that an Enforcement Notice was served 30th March 2016 and you are required within a period of six months of the Notice taking effect:
 1. Either permanently remove the two storey extension, remove all resulting debris from the side and make good the rear elevation; or
 2. Combine the newly created floorspace within the ground and lower ground floor rear extension into the existing ground floor unit to enlarge the existing self-contained residential unit in accordance with the layout shown on drawing 13-103-05 (as part of 2013/3562/P)

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 Supporting Communities