

GL Hearn Ltd
280 High Holborn
London
W1CV 7EE

Application Ref: **2016/0756/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**225 Kentish Town Road
London
NW5 2JU**

Proposal:

Erection of 4 storey extension (including mansard roof) above existing ground floor commercial unit (following substantial demolition of existing building) and change of use of building above ground floor level from ancillary retail (Class A1) to residential (Class C3) to provide 2x 1-bedroom flat and 1x 2-bedroom duplex flat.

Drawing Nos: 22209-00 (OS Extract); 22209-01; 22209-02; 22209-03; 22209-04; 22209-07; 22209-08; 22209-09; 22209-10; 22209-P01_RevB; 22209-P02_RevC; 22209-P03_RevB; 22209-P04_RevB; 22209-P05_RevB; 22209-P06; 22209-P07_RevE; 22209-P08_RevA; 22209-P09_RevA; 22209-P10_RevA; 22209-P12_RevA; 22209-P13_RevA; Design and Access Statement; Lifetime Homes Assessment; Noise Assessment by Mayer Brown dated January 2016; Odour Assessment by Mayer Brown dated January 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 development, by reason of its detailed design with incongruous proportions, would be out of keeping with neighbouring buildings and would be



detrimental to the character and appearance of the streetscene, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and DP24 (Securing high quality design) and DP30 (Shopfronts) of the London Borough of Camden Local Development Policies of the London Borough of Camden Local Development Framework 2010.

- 2 The proposed 4 storey rear extension, by reason of its height, bulk and position, would be overbearing and create an unacceptable sense of enclosure detrimental to the outlook of the occupiers of 1A Anglers Lane, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of growth and development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed terrace, by reason of its size and location would result in harmful overlooking and loss of privacy to the occupiers of 1A Anglers Lane, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of growth and development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure the residential units as car-free housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, 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 DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and road safety hazards 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) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

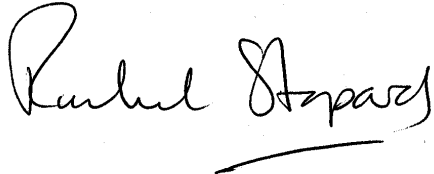
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 4 and 5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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 the name.

Rachel Stopard
Executive Director Supporting Communities