

Juttla Architects
Argyle House
Joel Street
Northwood Hills
Middlesex
HA6 1NW
United Kingdom

Application Ref: **2016/4038/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

28 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**34 - 38 Eversholt Street
London
NW1 1DA**

Proposal:

Third floor extensions to existing building, including a mansard addition and flat roofed rear extension, to create 2 x 2 bed residential flats (C3) together with the reconfiguration of access steps and new cycle storage enclosures at ground floor level.

Drawing No's: P101, P102, P104, P201, P203A, Daylight/Sunlight & Overshadowing Report 15-1632, Design & Access 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 development, by virtue of its height, mass, scale and detailed design of the extensions, would result in incongruous and unsympathetic additions that would be detrimental to the character and appearance of the host and surrounding buildings, which are locally listed, as well as the streetscene and surrounding area generally on this prominent corner site. Thus, the proposal is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high



quality places and conserving 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, the London Plan (2016) and National Planning Policy Framework (2012).

- 2 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and would fail to provide access for people with mobility difficulties, contrary to policies CS6 (Providing quality homes), 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 the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition after the construction works contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

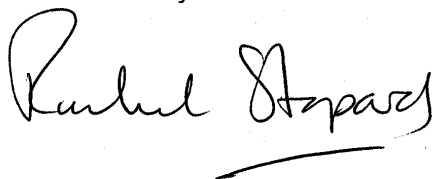
- 1 You are advised that reasons for refusal 2 and 3 could be overcome by entering into a s106 agreement.

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
Executive Director Supporting Communities

Executive Director Supporting Communities

