

Mr Donald Shearer Architects  
Scholar's House  
Shottery Brook Office Park  
Timothy's Bridge Road  
Stratford-upon-Avon  
CV37 9NR

Application Ref: **2013/2600/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

29 July 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:

**Land Adjoining 42 Falkland Road  
London  
NW5 2PX**

Proposal:

Amendments to planning permission granted on 14/01/2013 (ref: 2012/4084/P) for the demolition of existing garages and sub-station and erection of 1 x 2 bed and 1 x 4 bed dwelling houses, namely the addition of a mansard roof to three storey dwelling (House 1) and widening of the house, and the erection of a mansard to the single storey dwelling (House 2), and alterations to the rear fenestration of both houses.

Drawing Nos: Site Location Plan; 1003-BA-106 C; 107 C; 108 B; 109 B; 110 B; 111 D; 112 D; 113 B; 114 B; 115 B; 116 B; 117 B; 1057-BA-136; 137; 138; 139; 140; 142; 143; 144; 145; 146; 147; 148; 149; 150; 151; 152; 153; 154; 155; 156; Design and Access Statement by Donald Shearer Architects dated 25th April 2013; Lifetime Homes Statement by Donald Shearer Architects dated 25th April 2013; Code for Sustainable Homes Report by Donald Shearer Architects dated 25th April 2013;



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

#### Reason(s) for Refusal

- 1 The proposed widening of House 1, due to the proposed width of the dwelling, detailed design and its relationship with House 2, would have a disruptive impact on the visual harmony of the terrace of which it would form a part and be harmful to the character and appearance of the street scene and Kentish Town Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our 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.
- 2 The proposed mansard roof extension, due to its location forming part of a group of buildings with a largely unaltered roofscape, would be harmful to the character and appearance of the street scene and Kentish Town Conservation Area contrary to policy CS14 (Promoting high quality places and conserving our 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.
- 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 construction contrary to policy CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 4 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 (sustainable 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), DP19 (Managing the impact of parking) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing Code for Sustainable Homes compliance, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

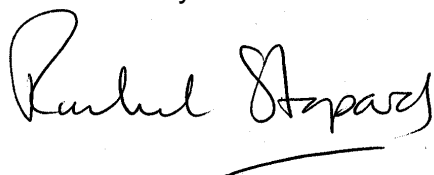
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 3-5 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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications online. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.