

Ms Seda Zirek
Basement Flat
90 Torriano Avenue
London
NW5 2SE

Application Ref: **2016/5809/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

7 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

First & Second Floor flat
90 Torriano Avenue
London
NW5 2SE

Proposal: Two storey front extension at first and second floor levels, mansard roof extension, replacement windows, in association with conversion of existing 1st and 2nd floor flat (3-bed) into 2x self-contained flats (1x 1-bed flat and 1x 2-bed flat) (Class C3)

Drawing Nos: A-100; A-101; A-102; A-103; A-104; A-200; A-201; A-202; and A-203

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed 1-bed flat, by virtue of its size, would fail to meet the requirements of the Government's "Technical housing standards - nationally described space standard" and would therefore fail to provide a satisfactory standard of living for future occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (Managing the impact of development on occupiers)



and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

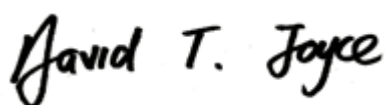
- 2 The proposed front extension and mansard roof above, by virtue of their size, scale, siting, design and appearance, would result in an incongruous and inappropriate addition to the application building, that would detrimental to the character and appearance of the application building, the group of buildings and the street scene along Torriano Avenue, contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed front extension and mansard roof above would cause undue loss of outlook to the neighbouring property, No. 88 Torriano Avenue, contrary to policy CS5 (Managing the impact of growth and development) of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of 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 securing 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 policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposal would fail to provide secure cycle parking for the new units, 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 the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

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



David Joyce
Executive Director Supporting Communities