

DPA (London) Ltd  
25 Tudor Hall  
Brewery Road  
Hoddesdon  
EN11 8FP

Application Ref: **2016/5646/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

14 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused and Warning of Enforcement Action to be Taken**

Address:  
**Sussex House**  
**Chalton Street**  
**London**  
**NW1 1RB**

Proposal: Retrospective permission for the erection of single storey rear extension to facilitate a cycle storage unit to rear of residential building

Drawing Nos: 1245.001; 1245.002; 1245.004; Design and 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 reason of its size, scale, massing, location and detailed design is an incongruous form of development that would materially harm the character and appearance of the host building and surrounding area. Thus, the proposal is contrary to policies CS5 (Managing the impact of growth and development) and 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.



- 2 The proposed development, by reason of its size and location would result in a material level of harm to the living conditions of the occupiers at Sussex House by way of a loss of daylight, sunlight, outlook, enjoyment of external amenity space and an overbearing impact. Thus, the proposal is 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.

Informative(s):

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.

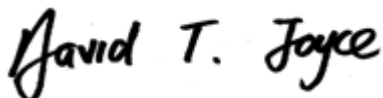
### **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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