

Luke Rose Architects  
Beck Cottage  
Abbotts Ann  
Hampshire  
SP11 7NW

Application Ref: **2015/2209/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

17 February 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**23 Lyndhurst Road**  
**London**  
**NW3 5NX**

Proposal:

Erection of third floor roof infill extension, third floor side dormer roof extension, and installation of 10 x rooflights to provide 1 x 2-bed self-contained flat (Class C3)  
Drawing Nos: 15255 300, 15255 301, 15255 302, 15255 303, 15255 304, 15255 305, 15255 306, 15255 401C, 15255 402C, 15255 403C, 15255 404C, 15255 405C, 15255 406C, and 15255 407B.

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, in the absence of a legal agreement to secure car-free housing for the residential units 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 policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development



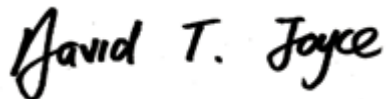
Policies.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Executive Director Supporting Communities