

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5317/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:
Warren Court
Euston Road
London
NW1 3AA

Proposal:

Erection of two storey roof extension comprising 2 x 3-bed units following demolition of existing single storey roof extension.

Drawing Nos: (Prefix: 706-) 1.001; 1.002; 2.011; 2.100; 2.101; 2.102; 3.101; 3.102; 4.102; 4.103; 4.104; 2.001A; 2.002A; 2.003A; 3.001A; 3.002A; 4.001A; 4.002A; 4.003A; 4.004A.

Reports: Design & Access Statement prepared by Moxley Architects dated September 2016; Planning Statement prepared by Montagu Evans dated August 2016; Heritage and Townscape Assessment prepared by Montagu Evans dated August 2016.

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

Reason(s) for Refusal

- 1 The proposed extension, by virtue of its size, bulk, location and design, would appear as an incongruous addition resulting in harm to the character and appearance of the host building and surrounding townscape, including the adjacent



conservation area, and the setting of the adjacent listed buildings contrary to policy CS14 (Promoting high quality places and conserving 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 virtue of its height, location and bulk would cause an unacceptable loss of daylight, sunlight and outlook to neighbouring residential occupiers contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of the 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.
- 3 The lack of cycle parking provision would discourage the ownership and use of cycles in what would be required to be a car-free development, contrary to Policy CS11 (Promoting sustainable and efficient travel) and policies DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would fail to secure adequate provision for and safety of pedestrians and protect their amenity, contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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

David T. Joyce

David Joyce
Executive Director Supporting Communities