

PPM Planning Limited
185 Casewick Road
London
SE27 0TAApplication Ref: **2016/4687/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

1 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Former 59-61 Leighton Road
London
NW5 2QH**

Proposal:

Erection of a single storey roof extension to existing northernmost three-storey building as approved by 2013/1614/P dated 18/06/2013 to provide 1 x 2-bedroom unit; alterations to existing staircase.

Drawing Nos: P/00; P/01; P/01-1; P/02; P/02-1; P/03; P/03-1; P/04; P/04-1; P/05; P/05-1; P/06; P/06-1; P/07; P/07-1; P/08; P/08-1; P/09; P/09-1; P/10; P/11; P/12; P/12-1 Rev P2.

Cover letter prepared by PPM Planning dated 23rd August 2016; Design & Access Statement dated July 2016; Daylight and Sunlight Assessment prepared by Price & Myers; dated 9th August 2016; Sustainability Statement prepared by Price & Myers dated 9th August 2016; BS5837 Arboricultural Report prepared by Indigo Surveys dated August 2012.

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 virtue of its scale, bulk, massing, height and design



would represent an incongruous addition to the application site whilst also being harmful to the general character and appearance of the surrounding area and the adjacent 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.

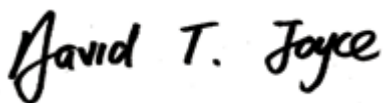
- 2 The proposed development, in the absence of a legal agreement to secure car-free housing for the residential unit would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering 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.
- 3 The applicant has not demonstrated that step-free cycle parking will be provided on site, contrary to policies CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) 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