

Philip Roys  
2B Falkland Road  
London  
NW5 2PT

Application Ref: **2016/5780/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

31 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**The Old Dairy**  
**2 Falkland Place**  
**London**  
**NW5 2PT**

Proposal: Erection of additional storey at second floor level, infilling of first floor level and erection of double storey front extension following demolition of existing conservatory and associated alterations to existing dwelling house.

Drawing Nos: Unnumbered location plan; E-01; E-02; E-03; E-06; E-07; E-08; E-09; E-10; E-11; E-12; E-13; P-01Rev1; P-02Rev2; P-03Rev01; P-05Rev01; P-06Rev01; P07-Rev01; P-08Rev01; P-09Rev01; P-10Rev01; P-11Rev01; P-12Rev01; P-13Rev01; P-101; Daylight and Sunlight Assessment dated December 2016 (Ref: 2296); SLP10; SLP11; SLP12; SLP13; SLP14; Design and Access Statement DAS-01 Revision 02; Daylight and Sunlight Addendum dated March 2017 (Ref: 2296 Issue 2)

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 height, bulk, location and detailed design, would be detrimental to the character and appearance of the host building



and the immediate townscape, the character and appearance of the neighbouring Kentish Town Conservation Area and the character of the Falkland Road Open Space which it faces, contrary to policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 2 The proposed development, by reason of its bulk, height, massing, detailed design and proximity to adjoining dwellings, would be detrimental to the amenity of the occupants of those dwellings, contrary to policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, DP26 of the London Borough of Camden Local Development Framework Development Policies and policy A1 of the Camden Local Plan Submission Draft 2016.
- 3 The proposed development, in the absence of a Construction Management Plan, secured by s106 legal agreement, would likely give rise to conflict with pedestrians, cyclists, users of the Falkland Place open space and the amenity of neighbours, contrary to policies CS11 and CS19 of the London Borough of Camden Core Strategy, policies DP20, DP21 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policy T4 and DM1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal no. 4 could be overcome by entering into a S106 planning agreement with the Council as the Local Planning Authority.
- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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  
Director of Regeneration and Planning