

Kudos Plan & Design
United Kingdom

Application Ref: **2016/5966/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

21 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
**40 Rochester Road
London
NW1 9JJ**

Proposal:

Conversion of dwellinghouse into 2x 2 bedroom self-contained flats (Class C3) and erection of a single storey rear extension, first floor side extension and mansard roof extension.

Drawing Nos: Site location plan; ROCH/2016/BLK; ROCH/2016/01; ROCH/2016/02; ROCH/2016/03; ROCH/2016/04; ROCH/2017/BLK; ROCH/2016/02B; Design and Access Statement dated 31/10/2016.

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

Reason(s) for Refusal

- 1 The proposed roof extension, by virtue of its height, bulk, mass and detailed design would appear as an incongruous addition which is unacceptable in principle as it would cause detrimental harm to the character and appearance of the building, the terrace of which it forms part and the wider Rochester Road 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;



policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of London Borough of Camden Local Development Framework and to policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 2 The proposed rear extension, by virtue of its height, bulk, mass and detailed design would appear as an incongruous addition which would cause detrimental harm to the character and appearance of the building, the terrace of which it forms part and the wider Rochester Road 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; policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of London Borough of Camden Local Development Framework and to policies D1 and D2 of the Camden Local Plan Submission Draft 2016 .
- 3 The proposed development, in the absence of a legal agreement to secure the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy, DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies and T1, T2, DM1 of Camden Local Plan Submission Draft 2016.

Informative(s):

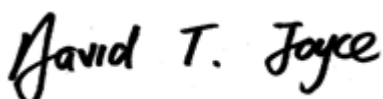
- 1 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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 Joyce
Director of Regeneration and Planning