

AAVA ARCHITECTS
31 Sunbury Workshops
Swanfield Street
London
E2 7LF

Application Ref: **2017/1435/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
87 - 93 Kingsgate Road
London
NW6 4JY

Proposal:

Erection of 3rd floor roof extension to provide 3 residential flats (Class C3) and erection of 3 storey rear extension to no. 91 to enlarge existing office and flats on ground, 1st and 2nd floors, following demolition of the existing 2 storey closet wing, plus associated hard landscaping and new entrance facing Messina Avenue.

Drawing Nos: 16-01-001; PROP_PLAN 002; PROP_PLAN 003; PROP_PLAN 004; PROP_PLAN 005; PROP_ELEV 003; PROP_ELEV 002; PROP_ELEV 001; EXTG_ELEV 003; EXTG_ELEV 002; EXTG_ELEV 001; Design and Access Statement.

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 reason of its height, bulk, detailed design and location within a terrace of properties with a largely unaltered roofline, would be harmful to the character and appearance of the host buildings, the terrace to which they belong and the streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017.



- 2 The proposed rear extension, by reason of its height, scale and detailed design, would be detrimental to the character and appearance of the host building and surrounding area, contrary to policy D1 (Design) of the Camden Local Plan 2017.
- 3 Two of the proposed 3rd floor units (the 1 person studio and 1 person one bedroom flat) would not meet the minimum gross internal floorspace requirements for 1 bedroom units as set out in national standards, and therefore would create substandard habitable accommodation, contrary to policy H6 (Housing choice and mix) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and would fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Car-free development and limiting the availability of parking) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated CMP Implementation Support Contribution, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development) and T4 (Promoting the sustainable movement of goods and materials) of the Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 4,5,6 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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