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Application Ref: **2017/3675/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

20 December 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**181-183 York Way & 282A Camden Road**  
**London**

Proposal: Construction of roof extension and 3 storey rear extension to provide 5 x 1 bedroom self-contained flats and external alterations including the formation of steps to corner retail unit, provision of 2 new windows to 1st & 2nd floor corner elevation to replace existing blank window features, construction of boundary wall at corner and along Camden Road frontage in place of existing car parking spaces and associated removal of 4 car parking spaces/hardstanding.

Drawing Nos: 1532: TP00, TP01, TP02, TP03, TP04A, TP05A, TP06, TP09, TP10A, TP11A, TP12, TP13A, TP14A, TP15, TP16, Design & Access Statement Sept 2017, Planning Statement Sept 2017, Daylight & Sunlight Assessment Sept 2017, Noise Survey Sept 2017, Tree Survey Sept 2017.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

#### Reasons for Refusal

- 1 The proposed roof extension by reason of its height, scale, detailed design and materials would be an incongruous addition to the building and the largely unimpaired roofline of the terrace, to the detriment of the character and appearance



of the building, the terrace, the streetscape along Camden Road and the Camden Square Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The proposed infill building to the rear, by reason of its layout, height, scale, materials and design would infill the gap and project forward of the established building line on Camden Road and would be a prominent and incongruous addition to the building and the streetscene, to the detriment of the character and appearance of the host building, the streetscene and the wider Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 3 In the absence of a legal agreement to secure the necessary affordable housing financial contribution, the development would fail to make its required contribution towards the provision of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 4 The development, by virtue of the proposed mix of units which fails to provide an appropriate mix of large and small units, would fail to contribute to the creation of mixed, inclusive and sustainable communities contrary to Policy H7 (Large and small homes) of the Camden Local Plan 2017.
- 5 The proposed boundary treatment to Camden Road, by reason of its height and design fails to respond to the prevalent character of the front boundaries along Camden Road, to the detriment of the character and appearance of the streetscene and the wider Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 6 The proposed infill building to the rear by reason of its layout, height, and scale would result in an unacceptable loss of outlook, loss of light, and increased sense of enclosure to flats within the existing building and the adjoining property on York Way to the detriment of the residential amenity of the occupiers, contrary to Policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 7 In the absence of a legal agreement to secure car free housing the development would fail to encourage car free lifestyles, promote sustainable ways of travelling, help to reduce the impact of traffic and would increase the demand for on-street parking in the CPZ contrary to Policy T2 (Parking and car-free development) of the Camden Local Plan 2017.
- 8 In the absence of a legal agreement to secure a Construction Management Plan (CMP), the development would fail to mitigate the impact on highway and pedestrian safety, noise and disturbance during the construction process to the detriment of the amenities of the residents in the area contrary to Policies A1 (Managing the impact of development), A4 (Noise and vibration) and T4 (Sustainable movement of goods and materials) of the Camden Local Plan 2017.
- 9 In the absence of a legal agreement to secure the necessary financial contribution to undertake public highway works required as a result of the development, the development would harm the Borough's transport infrastructure contrary to Policies A1 (Managing the impact of development) and T3 (Transport infrastructure) of the

Camden Local Plan 2017.

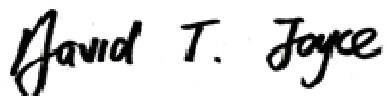
- 10 In the absence of details demonstrating how the development would meet the Council's cycle parking standards, the development fails to promote cycling as a healthy and sustainable way of travelling contrary to Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 11 In the absence of details of energy efficiency, renewable energy and sustainability and due to the absence of a legal agreement to secure any of the above, the development would fail to meet the required environmental and sustainability standards to minimise the effects of climate change contrary to Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the Camden Local Plan 2017.
- 12 In the absence of details of air quality and suitable mitigation the development would fail to meet the required air quality standards and would expose future residents to poor air quality contrary to Policy CC4 (Air Quality) of the Camden Local Plan 2017.

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