

Juttla Architects
Argyle House
Joel Street
Northwood Hills
Middlesex
HA6 1NW

Application Ref: **2017/4304/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

19 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
34 - 38 Eversholt Street
London
NW1 1DA

Proposal: Third floor extensions to existing building, including a mansard addition and flat roofed rear extension, to create 2 x 2 bed residential flats (C3) together with the reconfiguration of access steps and new cycle storage enclosures at ground floor level.

Drawing Nos: P101, P102, P104, P201, P203, Daylight/Sunlight & Overshadowing Report 15-1632, Design & Access Statement Aug 2017, S.106 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 development, by reason of its height, mass, scale and the detailed design of the extensions, would result in incongruous and unsympathetic additions that would be detrimental to the character and appearance of the host and surrounding buildings, which are locally listed, as well as the streetscene and surrounding area generally on this prominent corner site. Thus, the proposal is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017), Camden Planning Guidance 1 (Design), The London



Plan (2016) and National Planning Policy Framework (2012).

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, would fail to encourage car free lifestyles, promote sustainable ways of travelling or help to reduce the impact of traffic, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan (2017), Camden Planning Guidance 7 (Transport), The London Plan (2016) and the National Planning Policy Framework (2012).
- 3 The proposed development in the absence of a legal agreement securing the necessary affordable housing contribution 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 London Borough of Camden Local Plan (2017), Camden Planning Guidance 2 (Housing) and Camden Planning Guidance 8 (Planning Obligations) , The London Plan (2016) and the National Planning Policy Framework (2012).
- 4 The proposed development, in the absence of a legal agreement securing the necessary contribution towards highway works, would fail to make provision to restore the adjacent highway to an acceptable condition after the construction works, contrary to policies A1 (Managing the impact of development) and T3 (Transport infrastructure) of the London Borough of Camden Local Plan (2017), Camden Planning Guidance 7 (Transport), The London Plan (2016) and the National Planning Policy Framework (2012).
- 5 The proposed development, in the absence of a legal agreement to secure the submission of a Construction Management Plan and associated implementation support contribution, would contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users and would be detrimental to the amenities of the area generally, all contrary to policies A1 and T4 of the Camden Local Plan (2017), The London Plan (2016) and the National Planning Policy Framework (2012).

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 2 - 4 could be overcome by entering into a S106 agreement.

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