

Sterling Town Planning  
Flat 25, College Yard  
5 Gammons Lane  
Watford  
WD24 6BQ

Application Ref: **2017/6926/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 4986

5 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**72 Cricklewood Broadway**  
**LONDON**  
**NW2 3EP**

Proposal:  
Erection of a mansard roof extension and associated alterations to create 2 bed flat (C3)  
Drawing Nos: 72CB/OS; 72CB/01; 72CB/02; 72CB/03; 72CB/04; 72CB/05; 72CB/06;  
72CB/07; 72CB/08; Design & Access Statement (prepared by Sterling Planning)

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 design, bulk, visibility and location on an unimpaired roofline, would be detrimental to the character and appearance of the Locally Listed host building and the wider building group, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2 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, contrary to policy T2 of the Camden Local Plan 2017.
- 3 In the absence of a legal agreement to secure a Construction Management Plan (and associated support contribution), the proposal would fail to ensure that the



development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area, contrary to policies A1 and T4 of the Camden Local Plan 2017.

Informative(s):

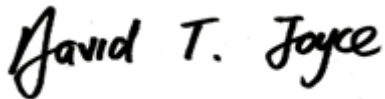
- 1 It is noted that were the development found to be otherwise acceptable, reasons for refusal (2) and (3) could have been addressed via the securing of a section 106 legal agreement.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning