

Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Application Ref: **2017/5692/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**4 to 8 Crabtree Place
7 - 15 Whitfield Street
London
W1T 2AT**

Proposal:

Erection of part timber, part glazed roof extensions and the creation of roof terraces enclosed with metal balustrades and green walls to the existing flat roofs of no.5 dwellings (Class C3) and associated works

Drawing Nos: Site Plan, (Prefix: A.15.126): PL 03 rev A, PL 04 rev A, PL 06 rev A, PL 07, PL 08, PL 09, PL 12 rev A, PL 13, PL 14, PL 15, PL 16, PL 17, PL 18 (all dated Feb 2017).

Supporting documents: Planning and Heritage Statement produced by Walsingham Planning, Design and Access Statement produced by ADZ Architects Limited

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 virtue of its siting, scale, detailed design and materials would result in an incongruous and overly dominant development which creates unnecessary visual roof clutter and would unbalance the terrace of which it forms a part; the development would therefore have a harmful impact upon the character and appearance of the row of dwellings and fail to preserve or enhance the special character of the Charlotte Street Conservation Area or the setting of the locally listed Crabtree Fields. The development is therefore considered contrary to policies D1 and D2 of the London Borough of Camden Local Plan (2017).
- 2 The proposed development, by virtue of the reduction of living roof and increased level of artificial light spill, is considered to result in harm to the biodiverse value of the site and the adjacent Crabtree Fields, as well as leading to an erosion to sustainable construction measures and surface water run-off rates to the Crabtree Place development. The development would therefore remain contrary to policies A3, CC1 and CC2 of the London Borough of Camden Local Plan (2017).
- 3 The proposed development would result in a harmful loss of outlook and increased sense of enclosure to the future occupiers of 38-40 Windmill Street, by virtue of the height and combined width of its rear facing elevation and the separation distances retained. The development would therefore remain contrary to policy A1 of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure a construction management plan, 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, A4 and T4 of the London Borough of Camden Local Plan (2017).
- 5 The proposed development, in the absence of a legal agreement to secure a financial contributions towards highway improvements adjacent to the site, would fail to mitigate the potential impact of the development created by the construction work, contrary to policies A1 and T4 of the London Borough of Camden Local Plan (2017).

Informative(s):

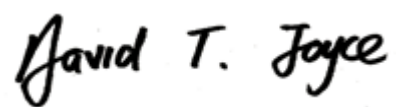
- 1 It should be noted that were the development considered otherwise acceptable, reasons for refusal four and five could have been overcome via the securing of a section 106 legal agreement to cover the planning obligations discussed above.

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