

Residential Building Solutions LTD
21 Clifton Avenue
Stanmore
HA7 2HR

Application Ref: **2017/6066/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

16 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
21 Canfield Place
London
NW6 3BT

Proposal:
Conversion of single family dwelling into one studio flat and one 2 bed duplex flat, plus alterations to the front elevation to replace the garage door into a new window and doorway.
Drawing Nos: 21CP/P100 (Existing/Proposed Plans).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed external alterations, by reason of their detailed design and the loss of garage doors, are considered to be unsympathetic and incongruous to the front elevation which would fail to respect the character and context of the host building and would be harmful to the character and appearance of the host building, the streetscene and the wider area, contrary to Policy D1 (Design) 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 and fail to promote more sustainable and efficient forms of transport, contrary to Policy T2 (Parking and car-free development) of the Camden Local Plan 2017.

Informative(s):

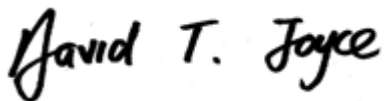
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbered 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

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