

Wastell & Porter Architects Ltd  
Bancroft House  
34 Bancroft  
Hitchin  
SG5 1LA

Application Ref: **2017/6654/P**  
Please ask for: **Jaspreet Chana**  
Telephone: 020 7974 1544

20 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Camden Court**  
**17 Rousden Street**  
**London**  
**NW1 0SX**

Proposal:  
Erection of mansard roof to provide 2x2 bed residential units  
Drawing Nos: 01, 02, PL01, Design & Access 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 roof extension, by reason of its size, bulk, location and design, would be harmful to the character and appearance of the host building and this part of the Camden Town Conservation Area, and would be harmful to the setting of the adjoining Grade II Listed terrace buildings and therefore is contrary to Policies D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed roof extension, by reason of its size and location, would result in a significant loss of daylight and sunlight for the occupiers of Nos.118-126 Camden Road. The proposal would therefore be contrary to A1, CPG 6 of the Camden Local



Plan 2017.

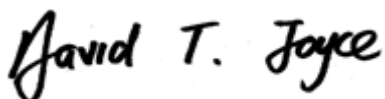
- 3 The proposed 2 new units, by reason of their size and layout would result in sub-standard accommodation and be harmful to the amenities of future occupiers contrary to policies H1 and H6 of the Camden Local Plan 2017.
- 4 The proposed development does not provide cycle parking and fails to promote sustainable transport and therefore is contrary to Policy T1 of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to secure car-free housing for the residential units 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.
- 5 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan and associated monitoring fee, would be likely to impact on the quality of life and safety of neighbours, pedestrians and road users, contrary to policy A1 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