

Nicholas Taylor & Associates  
31 Windmill Street  
London  
W1T 2JN

Application Ref: **2017/5313/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

23 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**99 Camden Mews**  
**London**  
**NW1 9BU**

Proposal: Demolition of existing part 1 storey/part 2 storey dwellinghouse and erection of replacement 3 storey dwellinghouse with setback 2nd floor and terrace.

Drawing Nos: 0316/CM/001, 0316/CM/100, 0316/CM/101, 0316/CM/102, 0316/CM/111 rev A, 0316/CM/112, 0316/CM/113, 0316/CM/114, 0316/CM/200, 0316/CM/201, 0316/CM/210 rev C, 0316/CM/211, 0316/CM/212, 0316/CM/300, 0316/CM/301, 0316/CM/310, 0316/CM/311, 0316/CM/410, 0316/CM/411, Energy and sustainability statement dated 16 October 2017, Design and Access Statement dated September 2017, Daylight, Sunlight & Overshadowing Report dated September 2017, Heritage Assessment dated September 2017, Planning Statement dated September 2017 and Building Condition report prepared by Michael Barclay Partnership.

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

#### Reason(s) for Refusal

- 1 The proposed demolition, by reason of the loss of the existing building which makes a positive contribution to the Camden Square Conservation Area, and a lack of



justification for its demolition or exploration of its retention, would cause harm to the character and appearance of the conservation area, contrary to Policy D2 of the Camden Local Plan 2017.

- 2 The proposed replacement dwelling, by virtue of its scale, massing, form and detailed design, would cause harm to the character and appearance of the street scene and the wider area and would fail to preserve or enhance the character and appearance of the Camden Square Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing 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 Policy T4 of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure highway contributions to undertake repair works outside the application site, would fail to restore the pedestrian environment to an acceptable condition, contrary to Policies T1 and T3 of the Camden Local Plan 2017.

Informative(s):

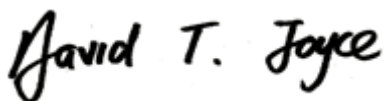
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal Nos. 3 and 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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



David Joyce  
Director of Regeneration and Planning