

Nicholas Taylor + Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2017/6847/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

27 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
338 Kilburn High Road
London
NW6 2QN

Proposal:

Erection of part single, part double height mansard roof extension to create 2 x 1 bedroom units and 1 x 2 bedroom unit (Use Class C3).

Drawing Nos: Planning Statement November 2017 ref: 718, Design and Access Statement 7 December 2017, PL-00, PL-01, PL-02, PL-03, PL-04, PL-05, PL-06, PL-07, PL-08 and PL-09.

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

Reason(s) for Refusal

- 1 The proposed two storey roof extension by reason of its height, bulk and detailed design would be detrimental to the character and appearance of the building and the terrace, contrary to policy D1 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 policies T1, T2 and T3 of the Camden Local



Plan 2017.

- 3 The proposal, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies A1, T1, T2 and T3 of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, and a financial contribution for its subsequent review, 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, DM1, T1, T3 and T4 of the Camden Local Plan 2017
- 5 The proposed development, in the absence of a financial contribution secured toward affordable housing would fail to contribute to the supply of affordable housing within the borough, contrary to policy H4 of the Camden Local Plan 2017.

Informative(s):

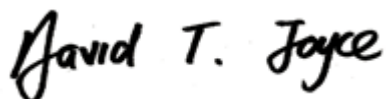
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 2-6 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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