

Urbanist Architecture Ltd.  
133 Creek Road  
London  
SE8 3BU

Application Ref: **2018/0051/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

16 March 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**47 York Way**  
**LONDON**  
**N7 9QF**

Proposal:

Erection of mansard roof extension and rear extensions at ground floor and second floor levels in association with conversion of 2 units into 3 units (2 x 2-bed; 1 x 1-bed) (C3)  
Drawing Nos: OS Extract (Urbanist Architecture); Existing\_Location\_Plan\_N79QF; Existing\_Ground\_Floor\_Plan\_N79QF; Existing\_First\_Floor\_Plan\_N79QF; Existing\_Second\_Floor\_Plan\_N79QF; Existing\_Roof\_Plan\_N79QF; Existing\_Section\_AA\_N79QF; Existing\_Section\_BB\_N79QF; Existing\_Section\_CC\_N79QF; Existing\_Front\_Elevation\_N79QF; Existing\_Rear\_Elevation\_N79QF; Existing\_Side\_01\_Elevation\_N79QF; Existing\_Side\_02\_Elevation\_N79QF; Proposed\_Location\_Plan\_N79QF; Proposed\_Ground\_Floor\_Plan\_N79QF; Proposed\_First\_Floor\_Plan\_N79QF; Proposed\_Second\_Floor\_Plan\_N79QF; Proposed\_Roof\_Floor\_Plan\_N79QF; Proposed\_Roof\_Plan\_N79QF; Proposed\_Section\_AA\_N79QF; Proposed\_Section\_BB\_N79QF; Proposed\_Section\_CC\_N79QF; Proposed\_Front\_Elevation\_N79QF; Proposed\_Rear\_Elevation\_N79QF; Proposed\_Side\_01\_Elevation\_N79QF; Proposed\_Side\_02\_Elevation\_N79QF; Design & Access Statement (dated 22/11/2017)

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



## Reason(s) for Refusal

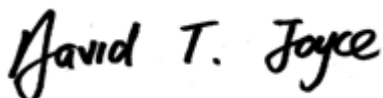
- 1 The proposed mansard roof extension, by reason of its design, bulk, visibility and location on an unimpaired roofline, would be detrimental to the character and appearance of host building, the wider building group and the Camden Square Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 2 The proposed second floor rear extension, by reason of its height, bulk and location, would be detrimental to the character and appearance of the building, the uniformity of the terrace as a whole and the Camden Square Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed ground floor side/rear extension, by reason of its depth, bulk and loss of rear garden, would be detrimental to the character and appearance of the building, the terrace as a whole and the Camden Square Conservation Area and would be harmful to the amenity of future occupiers, contrary to policies A1, D1 and D2 of the Camden Local Plan 2017.
- 4 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 policy T2 of the Camden Local Plan 2017.
- 5 The proposed cycle storage facility, by reason of its inappropriate design, would fail to promote cycling as a sustainable means of transport, contrary to policy T1 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