

AAVA
31/32 Sunbury Workshops
Swanfield Street
London
E2 7LF

Application Ref: **2017/6543/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

21 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
87- 93 Kingsgate Road
London
NW6 4JY

Proposal: Erection of a third floor roof extension to provide 1x2 bedroom and 1x 1bedroom self-contained flat (Class C3) and erection of three storey rear extension to No. 91 to enlarge existing office (Class B1a) and flats (Class C3) at ground, first and second floor level, following demolition of existing two storey closet wing to include associated hard landscaping and new entrance to Messina Avenue

Drawing Nos: 16-01-001; PROP_PLAN 001; PROP_PLAN 002; PROP_PLAN 003; PROP_PLAN 004A; PROP_PLAN 005A; PROP_ELEV 001A; PROP_ELEV 002A; PROP_ELEV 003A; EXTG_ELEV 001; EXTG_ELEV 002; EXTG_ELEV 003. 11-0153: TOPO_03.DWG; MBS_03.DWG; Planning Statement by pda dated November 2017.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed roof extension, by reason of its height, bulk, detailed design and location within a terrace of properties with a largely unaltered roofline, would be



harmful to the character and appearance of the host buildings, the terrace to which they belong and the streetscene, contrary to policy D1 of the London Borough of Camden Local Plan 2017.

- 2 The proposed rear extension, by reason of its height, scale and detailed design, would be detrimental to the character and appearance of the host building and surrounding area, contrary to policy D1 of the London Borough of Camden Local Plan 2017.
- 3 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 would fail to promote more sustainable and efficient forms of transport, contrary to policies T1 and T2 of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies A1 and T1 of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated CMP Implementation Support Contribution, 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 and T4 of the London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure an affordable housing contribution, would not contribute to maximising the supply of affordable housing with an appropriate mix of housing, contrary to policy H4 of the London Borough of Camden Local Plan 2017.

Informative:

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal number 3, 4, 5 and 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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning