



ENVIRONMENT DEPARTMENT

London Borough of Camden
Camden Town Hall
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London WC1H 8EQ

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Montigue Evans,
Ref. RPW/DS.NF,
Premier House,
44-48 Dover Street,
London, W1X 3RF.

Our Reference: PL/9500332/
Case File No: E11/8/1
Tel.Inqu:
Kathy Blair ext. 2537

Date: 26 MAY 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 2nd March 1995

Address : 2-4 York Rise, NW5.

Proposal : Redevelopment of garage site to provide two 2-bedroom houses, as shown on drawing nos. 345/01, 07, 08.

Reason(s) for Refusal:

- 01 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 02 The proposed building would have a detrimental impact on the character and appearance of the Conservation Area, by virtue of its height and design.
- 03 The proposed building would adversely affect the amenities of neighbouring residents by virtue of its height and close proximity.
- 04 The proposal would fail to provide off-street parking for either unit, contrary to the Council's policies and standards in the Unitary Development Plan and would exacerbate parking congestion in the area.

Environment Department
(Duly authorised by the Council to sign this document)