

Projection Architects Ltd
Flat 7
30 Gloucester Crescent
Primrose Hill
London
NW1 7DL

Application Ref: **2017/4992/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

29 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
78 Malden Road
London
NW5 4DA

Proposal:

Conversion of residential building from 2x self-contained flats (1 x 1 bed and 1 x 6 bed) to 4x self-contained flats (1 x 3 bed, 1 x 2 bed and 2 x 1 bed) including a rear infill extension at the lower ground floor level with terrace above, mansard roof extension, alterations to windows, single storey rear outbuilding and alterations to the front garden including part-excavation of land for the provision of cycle and bin storage (Class C3 use).

Drawing Nos:

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 height, scale and design would be an incongruous addition to the building and the largely unimpaired roofline of this terrace to the detriment of the character and appearance of the building, the terrace and the West Kentish Town Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017), The West Kentish Town Conservation Area Statement (2005), Camden Planning Guidance 1 (Design),



policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of The London Plan (2016) and the National Planning Policy Framework (2012).

- 2 The proposed alterations to the front lightwell by reason of the design, location and scale would provide an excessive hardstanding area visually infilling the lightwell and obscuring the lower ground floor elevation, which would harm the character and appearance of the property, terrace and the West Kentish Town Conservation Area, contrary to policies A5 (Basements), D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).
- 3 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the Camden Local Plan (2017).
- 4 In the absence of a fully audited Basement Impact Assessment, the applicant has failed to demonstrate that the basement works would not cause harm to the structural stability of the building and neighbouring properties and avoid adversely affecting drainage and run-off or causing other damage to the water environment, contrary to policy A5 (Basements) of the Camden Local Plan (2017) and Camden Planning Guidance (Basements).
- 5 The proposed development, in the absence of a legal agreement to secure the Basement Approval in Principle report and associated financial contribution for the review of the basement works adjacent to the public highway, may result in harm to the stability of the adjacent public highway to the detriment of highway safety, contrary to policies A1 (Managing the impact of development), A5 (Basements) and T3 (Transport infrastructure) of the Camden Local Plan (2017), Camden Planning Guidance 7 (Transport), policy 6.3 (Assessing effects on development on transport capacity) of the London Plan (2016) and the National Planning Policy Framework (2012).
- 6 Insufficient information has been submitted in relation to the impacts of the proposed outbuilding on a large tree located close to the site boundary, to ascertain whether the development would impact on the wellbeing of this tree, the loss of which would impact on the character and appearance of the conservation area contrary to policies A3 (Biodiversity), D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017), The West Kentish Town Conservation Area Statement (2005), Camden Planning Guidance 1 (Design), policies 7.4 (Local character) and 7.21 (Trees and woodlands) of The London Plan (2016) and the National Planning Policy Framework (2012)

Informative(s):

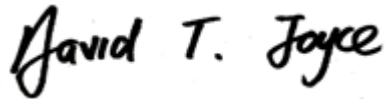
- 1 Reasons for refusal 3 and 5 could be overcome with the appropriate legal agreement.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning