

Iceni Projects
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2018/2081/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

5 July 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
7-8 Jeffrey's Place
London
NW1 9PP

Proposal:

Erection of a single storey roof extension to create a 1 x 3 bed flat.

Drawing Nos: 1422-0100-AP-300_Rev.P01, 1422-0100-AP-301_Rev.P01, 1422-0100-AP-302_Rev.P01, 1422-0100-AP-303_Rev.P01, 1422-0100-AP-304_Rev.P01, 1422-0100-AP-305_Rev.P01, 1422-0100-AP-306_Rev.P01, 1422-0200-AP-301_Rev.P01, 1422-0200-AP-302_Rev.P01, 1422-0200-AP-303_Rev.P01, 1422-0200-AP-304_Rev.P01, 1422-0200-AP-305_Rev.P01, 1422-0300-AP-301_Rev.P01, 1422-0300-AP-302_Rev.P01, 1422-0400-AP-301_Rev.P01, 1422-0400-AP-302_Rev.P01 & 1422-0400-AP-303_Rev.P01

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

Reason(s) for Refusal

- 1 The proposed development, by virtue of its siting, scale, materials and detailed design, would appear as an incongruous addition to the host building and the surrounding area within which it is located failing to respect its character and integrity. Furthermore the development would fail to preserve and enhance the character of the surrounding conservation area and cause harm to the setting of the



Grade II Listed Buildings at no.8-10 Ivor Street. The development is contrary to Policies D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Insufficient cycle storage space for 2 bicycles has been provided within the site and the proposal would therefore fail to provide a secure, convenient and high quality facility for all types of bicycles, contrary to policy T1 (Prioritising walking, cycling and public transport) of the 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, contrary to Policy T2 of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure a construction and demolition management plan and an appropriate financial contribution towards implementation support, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

Informative(s):

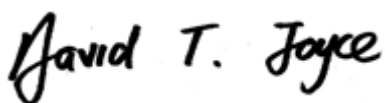
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 3 and 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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