

Application ref: 2018/4282/P
Contact: Kate Henry
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Date: 2 November 2018

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Moore Planning
11 Bowden Rise
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
13 Tottenham Mews
London
W1T 4AQ

Proposal:

Erection of two storey roof extension to provide additional office space (Class B1a)
Drawing Nos: 183-100; 183-200; 183-201; 183-202; 183-203; 183-210; 183-211; 183-212;
183-213; 183-214; 183-215; 183-300; 183-301; 183-310; 183-311; 183-400; 183-401; 183-
402; 183-403; 183-410; 183-411; 183-412; 183-413; Planning Statement, dated September
2018; Design & Access Statement, dated July 2018; Daylight and Sunlight Study, dated
01/08/2018

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

Reason(s) for Refusal

- 1 The proposed roof extension, by virtue of its scale, bulk, materials and detailed design, would appear as an over-dominant and discordant addition to the host building detracting from the street scene along Tottenham Mews and harming the character and appearance of the Charlotte Street Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, 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 Camden Local Plan 2017.

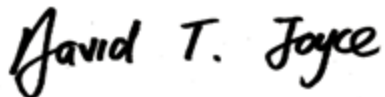
- 3 The proposed development, in the absence of a legal agreement to secure "car-free" office accommodation, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to Policy T2 of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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