

Application ref: 2018/5461/P
Contact: Samir Benmbarek
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Date: 21 December 2018

Development Management
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Philip Michael Roys Chartered Architect RIBA
2B Falkland Road
London
NW5 2PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

The Old Dairy
2 Falkland Place
London
NW5 2PN

Proposal:

Erection of additional storey at second floor level; erection of three-storey front extension and associated alterations following demolition of existing front conservatory to dwelling house.

Drawing Nos: PMRCA/2FP/SLP: 01; 02.

PMRCA: E-01; E-02; E-03; E-06; E-07; E-08; E-09; E-10; E-11; E-12; E-13; P-20; P-21; P-22; P-23; P-24; P-25; P-26; P-27; P-28; P-29; P-30; P-31; P-32.

PMRCA/2FP/DAS-01 Revision 03.

2FP/C/DMP-02.

Daylight and Sunlight Assessment by T16 dated November 2018 (Issue 2786).

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 reason of its height, bulk, location and detailed design, would be detrimental to the character and appearance of the host building and the immediate townscape, the character and appearance of the neighbouring Kentish Town Conservation Area and the character of the Falkland Road Open Space which it faces, contrary to policies A2 (Open space), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of its bulk, height, massing, detailed design and proximity to adjoining dwellings, would cause unacceptable harm to the amenity of neighbouring occupants, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 20 17.
- 3 The proposed development, in the absence of a legal agreement to secure a construction management plan and a financial contribution for construction management plan monitoring, 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 and CC4 (Air quality) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure highway contributions to undertake repair works outside the application site, would fail to restore the pedestrian environment to an acceptable condition, contrary to Policies T1 (Prioritising walking, cycling and public transport) and T3 (Transport Infrastructure) of the Camden Local Plan 2017.

Informative(s):

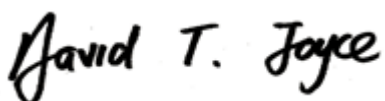
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal number 3 and 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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



David Joyce
Director of Regeneration and Planning