

Application ref: 2018/5779/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 15 January 2019

Development Management
Regeneration and Planning
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Cooley Architects
123 Aldersgate Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
73 Farringdon Road
LONDON
EC1M 3JQ

Proposal: Erection of single storey mansard style roof extension to provide 1 x 2 bed residential unit (Use Class C3)

Drawing Nos: Design and Access Statement (October 2018), 914 - EX - 0S01 Rev A, 914 - EX - XX01 Rev A, 914 - EX - XX02 Rev A, 914 - EX - XX04 Rev B, 914 - EX - XX05 Rev B, 914 - DG - XX01 Rev B, 914 - DG - XX03 Rev B, 914 - DG - XX03 Rev B, 914 - DG - XX04 Rev B

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 reason of its form, scale, height and design, would harm the character, appearance and architectural integrity of the host property, the adjoining terrace of which it forms a part and would be detrimental to the character of the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 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) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Informative(s):

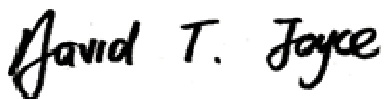
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

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