

Application ref: 2018/5848/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 5 April 2019

Development Management
Regeneration and Planning
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Koupparis Associates
95 Kentish Town Road
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

106 Camden High Street
London
NW1 0LU

Proposal:

Erection of a mansard roof including increasing the height of the rear parapet wall to facilitate the formation of a 2 bed maisonette at third and fourth floor levels in connection with the extensions and alterations to the building under planning permission dated 29/01/2018 (ref 2018/0180/P) for two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation.

Drawing Nos: 18-212-01; 18-212-02; 18-212-03; 18-212-04; 18-212-05; 18-212-06; 18-212-07; 18-212-08; 18-212-09; 18-212-10; Design and Access Statement dated November 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 mansard roof extension, by reason of its massing, form, height, detailed design and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host building and group of buildings of which it forms a part, and would thus harm the character and appearance of the Camden Town Conservation Area, contrary to policies D1 and D2

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 2019.

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, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer