

Application ref: 2019/1124/P  
Contact: Kate Henry  
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Date: 3 May 2019

**Development Management**  
Regeneration and Planning  
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Moore Planning  
11 Bowden Rise  
Seaford  
BN25 2HZ

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 single 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 Rev A; 183-214 Rev A; 183-300; 183-301; 183-310 Rev A; 183-311 Rev A; 183-400; 183-401; 183402; 183-403; 183-410 Rev A; 183-411 Rev A; 183-412 Rev A; 183-413 Rev A; Planning Statement, dated February 2019; Design & Access Statement, dated February 2019; 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 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 amenity of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) 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 Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) 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 'DPope', is positioned above the typed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer