

Application ref: 2019/1310/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 16 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Alpine Planning Ltd  
4 Donnington Road  
Burton Latimer  
NN155WL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**49 Pratt Street**  
**London**  
**NW1 0BJ**

Proposal: Conversion of single dwellinghouse to 2 self-contained flats (2 x 2 bed) and erection of ground, first and second floor rear extension including re-siting of ground floor rear window.

Drawing Nos: Design and Access Statement (Alpine Planning Ltd), 17 / 49P / E 101, 17 / 49P / P212, 17 / 49P / P 211

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

#### Reason(s) for Refusal

- 1 The proposed extension, by reason of its location, height, and bulk would appear as an overbearing and visually intrusive addition, which would fail to preserve or enhance the character and appearance of the host building, the adjoining locally listed terrace, or the context of the adjacent locally listed building groups, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.
- 2 The proposed extension, by reason of its location, height, and bulk, would cause unacceptable harm to the amenity of the neighbouring residential occupiers by way of loss of outlook and increased sense of enclosure, contrary to policy A1 of the London Borough of Camden Local Plan 2017.

- 3 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, T2 and A1 and DM1 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer