

Application ref: 2018/6006/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 21 June 2019

Development Management
Regeneration and Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

62-64 Queen's Crescent
London
NW5 4EE

Proposal: Erection of mansard roof extension, part single part two storey rear extension at first floor level in association with the creation of 4x1 Bed and 1x2 bed residential units

Drawing Nos: Existing ground and first floor plan PL/VP/2914-01_ Received by LPA 25/02/2019, Existing second floor and roof plan PL/VP/2914-02_ Received by LPA 25/02/2019, Existing sections PL/VP/2914-03_ Received by LPA 25/02/2019, Existing front elevation PL/VP/2914-03_ Received by LPA 25/02/2019, Existing front elevation PL/VP/2914-03_ Received by LPA 25/02/2019, Existing rear elevation PL/VP/2914-03_ Received by LPA 25/02/2019, Proposed ground and first floor plan PL/VP/2914-04_ Received by LPA 25/02/2019, Proposed second and third floor plan PL/VP/2914-05_ Received by LPA 25/02/2019, proposed roof plan PL/VP/2914-05_ Received by LPA 25/02/2019, Proposed section PL/VP/2914-07_ Received by LPA 25/02/2019, Proposed front elevation PL/VP/2914-08_ Received by LPA 25/02/2019, Proposed rear elevation PL/VP/2914-09_ Received by LPA 25/02/2019

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its size, location and detailed design

would be excessively large, appearing as an over-dominant and incongruous addition to the host building, causing harm to the character and appearance of the host building and wider area, contrary to policy D1 (Design) of the Camden Local Plan 2017.

- 2 The proposed rear extension, by reason of its siting, height, and massing would cause unacceptable harm to the amenity of surrounding residential occupiers by way of loss of outlook and daylight/sunlight, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, involving the creation 4x1 Bed units would fail to create a mixed, balanced and inclusive community in accordance with policy H7 (Large and small homes) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 You are advised that reasons for refusal 4 and 5 could be overcome by entering into a S106 legal agreement.

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



Daniel Pope
Chief Planning Officer