

Application ref: 2019/2837/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 3 January 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

CEDC
14 Rowan Rd
London
W6 7DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

65 Camden Square
London
NW1 9XD

Proposal:

Erection of 3-storey 5-bedroom dwellinghouse with 2nd floor roof terrace following demolition of existing dwellinghouse

Drawing Nos: BC9 19 3 01; BC9 19 3 02; BC9 19 3 03; BC9 19 3 04; BC9 19 3 05; BC9 19 3 06; BC9 19 3 07; BC9 19 3 08; BC9 19 3 10; BC9 19 3 11; BC9 19 3 12; BC9 19 3 13; BC9 19 3 14; BC9 19 3 15; BC9 19 3 16; BC9 19 3 17; BC9 19 3 18; BC9 19 3 19; Design & Access Statement 31/05/2019; Tree Survey - Central London Tree Surveys (05/07/2019); Tree Plan 19181; Heritage Statement (June 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 development, by reason of its location, design, form, height and bulk, would appear as an overbearing and visually intrusive addition, out of context with the characteristic mews typology, and would be detrimental to the character of the streetscene and surrounding conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed second floor roof terrace would result in unacceptable loss of privacy

to the occupants of nos. 29 and 4 Camden Mews, contrary to policy A1 (Amenity) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of sufficient information to justify demolition over reuse, would fail to demonstrate the proposal would constitute sustainable development, contrary to policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free development, 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, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Car-free development and parking) of the London Borough of 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 printed name and title.

Daniel Pope
Chief Planning Officer