

Application ref: 2019/6164/P
Contact: Kristina Smith
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Date: 19 February 2020

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4d Planning
86-90
Paul Street
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LONDON
EC2A 4NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

128 Camden Road
London
NW1 9EE

Proposal:

Erection of additional storey plus mansard roof and single storey rear extension at ground floor level; change of use of part of ground floor and first floor from shop (A1) to residential (C3) to create 2x1-bed units; shopfront alterations.

Drawing Nos: CR01; CR02; CR03; CR04; CR05; CR06; CR07; CR08; CR09; CR10; CR11; CR12; CR13; CR14; Planning statement (prepared by 4D planning, dated December 2019); Heritage Statement (prepared by Squire Heritage Consulting, dated 9th December 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 two storey upwards extension, by reason of its height, form, location, prominence, proportions and design would harm the pattern of historic development and introduce an incongruous building type into the streetscene, to the detriment of the character and appearance of the host building, neighbouring buildings and the Camden Broadway Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.

- 2 The proposed single rear extension, by reason of its height and depth, would fail to be a subordinate addition to the host building to the detriment of the character and appearance of the host building, neighbouring buildings and the Camden Broadway Conservation Area contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3 In the absence of a daylight and sunlight assessment, it has not been satisfactorily demonstrated that the proposed extensions and works of conversion would not bring about unacceptable loss of daylight and sunlight to residential windows serving no's. 128b Camden Road and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.
- 4 The proposed upwards extension, by virtue of its height, location and proximity to neighbouring properties, would bring about an unacceptable loss of outlook and privacy to residential windows serving no's. 128b Camden Road and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.
- 5 The proposed window openings and works of residential conversion would bring about an unacceptable loss of privacy to 157 and 159 St Pancras Way contrary to policy A1 of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement to secure a contribution to affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 8 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan (and associated support contribution), would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area, contrary to policies A1 and T4 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer