

Application ref: 2019/5282/P  
Contact: Kristina Smith  
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Date: 28 February 2020

**Development Management**  
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Stuart Cunliffe  
39 Guessens Court  
Welwyn Garden City  
AL8 6RB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**108-110 Kilburn High Road**  
**London**  
**NW6 4HY**

Proposal: Conversion of upper floors of 108 Kilburn High Road from solicitors office; erection of three storey rear extension; part replacement mansard roof extensions across no's 108 and 110 and alterations to front elevation in association with provision of eight self-contained flats (use Class C3) accessed via Quex Mews.

Drawing Nos: Location plan; 028/19/01; 400/19/02; Planning Statement; Design and Access Statement (revised 4 December 2019 following pre-validation discussions)

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

#### **Reasons for Refusal**

- 1 The proposed three storey rear extension, by reason of its height, width and location would fail to be a sensitive and contextual addition, to the detriment of the host building and neighbouring buildings contrary to policy D1 of the Camden Local Plan 2017.
- 2 The proposed development would fail to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, contrary to policy H7 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure a

contribution to cycle parking, would fail to promote cycling as a sustainable transport choice, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.

- 3 The proposed development would fail to provide a legible, direct and accessible route to and from the residential units contrary to policies D1 and C6 of the Camden Local Plan 2017.
- 4 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 healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017.
- 5 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.
- 6 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 above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer