

Application ref: 2020/2787/P  
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**Development Management**  
Regeneration and Planning  
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189 Oakleigh Road North  
Whetstone  
London  
N20 0TU

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**240 Camden High Street**  
**London**  
**NW1 8QS**

Proposal:

Erection of mansard style roof extension and change of use of second floor from ancillary retail space (Use Class A1) to a self-contained flat (Use Class C3).

Drawing Nos: CHS/PM/001A, CHS/PM/002, CHS/PM/003, CHS/PM/004B, CHS/PM/005, CHS/PM/006, CHS/PM/007B, CHS/PM/009A, CHS/PM/010, CHS/PP/008, CHS/PP/Block & TQRQM20128162715448

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

Reason(s) for Refusal

- 1 The proposed roof extension by reason of its bulk, design and siting on a largely unaltered roofscape, would represent an overly dominant and incongruous addition to the area, causing harm to the character and appearance of the host property, adjoining terrace and surrounding area, contrary to policy D1 (Design) of the London Borough of Camden Local Plan (2017).
- 2 The access to the proposed second floor duplex, by reason of its shared core with the first floor commercial floorspace, would provide a poor quality of accommodation

for future occupants, contrary to policies A1 (Managing the Impact of Development), C5 (Safety and Security), and H6 (Housing Choice and Mix) of the London Borough of Camden Local Plan (2017).

- 3 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, contrary to policy T2 (Parking and Car Free Development) of the London Borough of Camden Local Plan (2017).
- 4 The proposed development, in the absence of a legal agreement securing a contribution towards cycle storage, would fail to promote sustainable methods of transport, contrary to policy T1 (Prioritising Walking, Cycling and Public Transport) of the London Borough of Camden Local Plan (2017).
- 5 The proposed development, in the absence of a legal agreement to secure a construction management plan and an appropriate financial contribution towards implementation support and construction impact bond, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and Location of Growth), A1 (Managing the Impact of Development), T3 (Transport Infrastructure), T4 (Sustainable Movement of Goods and Materials), DM1 (Delivery and Monitoring), A4 (Noise and Vibration) and CC4 (Air Quality) of the London Borough of Camden Local Plan (2017).

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 3, 4 & 5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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  
Director of Economy, Regeneration and Investment