

F



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

PKS Architects (fao; Douglas/Almas)
7 Cliff Road
London
NW1 9AN

Application No: PEX0100984/
Case File: G11/15/A

12th March 2002

Dear Sir(s)/Madam

NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

REFUSAL OF PERMISSION FOR DEVELOPMENT

**Address : Sir Richard of Chichester School 40 Prince of Wales Road
NW5 (Appeal)**

Date of Application : 30/11/2001

Proposal :

**Construction of a four storey building (fronting Perren
Street) comprising of two maisonettes.
As shown on drawing numbers: DP1001, DP1003, DP1004, DP1005,
DP1006, DS2001, DP3001, DP3002.**

The Council has considered your application and had an appeal not
been made to the Secretary of State, would have refused permission
for the following reason(s):

Reasons for Refusal

- 1 The proposed new building would, by way of its excessive height and detailed design be over-dominant and out of keeping with the character and architectural style of the local built environment having an adverse impact on both the character and appearance of the Inkerman Conservation Area and the setting of the listed building contrary to policies EN13, EN14, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000.



INVESTOR IN PEOPLE

Director Peter Bishop

**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

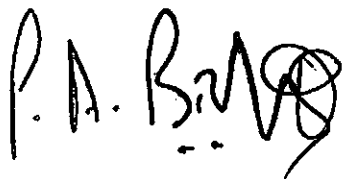
- 2 The proposed building is considered to unacceptably compromise the amenities of the St Richard of Chichester School site as a whole and the future residential occupiers of the main building as converted due to the loss of useable and attractive communal garden space and compromising visual privacy within the development contrary to policies EN1, HG12, HG13 and DS5 of the London Borough of Camden Unitary Development Plan 2000 and contrary to design guidance set out in the approved Planning Brief for the St Richard of Chichester School Site.
- 3 The design of the proposed building and, in particular, the external staircase and roof-top terrace, would give rise to an unacceptable degree of overlooking and loss of privacy in respect of the residential occupiers of 1A Perren Street contrary to policy EN19 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative: You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.

This application was dealt with by Neil McDonald on 020 7974 2061.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)



Decfp/anRa/TPFU



INVESTOR IN PEOPLE

Director Peter Bishop