

Application ref: 2021/5146/P
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Date: 4 February 2022

Development Management
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ME Architects
101 Fore Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

59-60 Belsize Park House
Belsize Park
London
NW3 4EJ

Proposal:

Erection of additional floor to create 2 flats (class C3) with rear balconies, 2 x front dormers, 2 x rear dormers, rooflights to front and rear elevations.

Drawing Nos: 001, 1001, 1011, 1012, 1021 (Existing section AA), 1021 (Existing section BB), 2000, 2001, 2002, 2011, 2012, 2022.

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, 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.
- 2 The proposed rooftop extension, by reason of the detailed design, bulk, massing and prominence, would compromise the form, character and appearance of the host

building, its relationship with its neighbouring villas and the character and appearance of this part of the Belsize Conservation Area, contrary to policy D1 (Design) and D2 (Heritage) of the 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 and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 In the absence of information showing that the proposed development would achieve required carbon reduction targets, it has not been demonstrated that the development would minimise the effects of climate change or meet the highest feasible environmental standards, contrary to policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer