

Application ref: 2021/4358/P
Contact: Obote Hope
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Date: 15 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

125 Albert Street
London
NW1 7NB

Proposal:

Erection of mansard roof extension with terrace to the rear, erection of a full width rear extension following the demolition of the existing ground floor outrigger extension and two outbuildings, together with the change of use of the property to a single family dwellinghouse. Drawing Nos: 052/2-EX-1.00, 052/2-EX-1.01, 052/2-EX-1.02, 052/2-EX-2.00, 052/2-EX-2.01, 052/2-EX-2.02, 052/2-PL-0.00, 052/2-PL-1.00, 052/2-PL-1.01, 052/2-PL-1.02, 052/2-PL-2.00, 052/2-PL-2.01, 052/2-PL-2.02; 052/2-PL-3.00; 052/2-PL-3.01; 052/2-PL-3.02; Design and Access Statement commissioned by Mors + Harte Architects dated August 2021, Planning Statement prepared by Savills Planning and Heritage Statement prepared by Historical Consultants HCUK Group.

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 resultant loss of the original roof form and fabric would detract from the overall integrity of the building's special architectural and historic interest and also cause harm to the character and appearance of the Camden Town Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to meet the needs of households unable to access market housing, contrary to Policies H4 (Maximising the supply of affordable Housing) and DM1 (Delivery and monitoring) 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 reason for refusal no 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 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