

Application ref: 2021/5916/P  
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Date: 22 March 2022

**Development Management**  
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Holloway and Holloway  
13 Harcourt Road  
London  
SE4 2AJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**27 Jeffrey's Street**  
**London**  
**NW1 9PS**

Proposal: Erection of single storey rear lower ground floor extension.  
Drawing Nos: EX-P-001 Rev.A; EX-P-002 Rev.A; EX-P-99 Rev.A; EX-P-100 Rev.A; EX-P-101 Rev.A; EX-P-102 Rev.A; EX-E-01 Rev.A; EX-E-02 Rev.A; EX-S-01 Rev.A; DE-P-002 Rev.A; DE-P-99 Rev.A; DE-P-100 Rev.A; DE-E-01 Rev.A; DE-E-02 Rev.A; PR-P-002 Rev.A; PR-P-99 Rev.A; PR-P-100 Rev.A; PR-P-101 Rev.A; PR-P-102 Rev.A; PR-E-01 Rev.A; PR-E-02 Rev.A; PR-S-01 Rev.A; PR-S-02 Rev.A; PR-S-03 Rev.A.

Supporting docs: JSHD7223 by JSD Solutions 24/7 Ltd dated 04/11/2021; Basement Impact Assessment dated 30/10/2021; letter from Barker Parry dated 4/2/22 and Planning statement by Barker Parry dated Nov 2021.

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 would, by reason of its scale, siting, detailed design and materials, represent an unsympathetic addition that would harm the architectural and historic interest of the Grade II listed building, the listed terrace and the character and appearance of the Jeffreys Street Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

- 2 In the absence of a detailed Flood Risk Assessment and Drainage Report demonstrating acceptable mitigation measures, the applicant has failed to demonstrate that the proposed excavation works would not have a detrimental impact on flood risk contrary to policies A5 (Basements) and CC3 (Water and flooding) of the London Borough of Camden Local Plan (2017).
- 3 In absence of an adequate Basement Impact Assessment that has been independently audited, the applicant has failed to demonstrate that the basement would not cause harm to neighbouring properties and the amenity of neighbouring residents, contrary to policies A1 (Managing the impact of development) and A5 (Basements) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Construction Management Plan and associated monitoring fee and bond, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing financial contributions towards highways works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies T3 (Transport infrastructure) and A1 (Managing the impact of development) of 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 Nos. 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 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