

Application ref: 2021/5853/P
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Date: 26 April 2022

Development Management
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GAA Design Ltd
10-14 Aquasulis,
SUITE 1, 14 B
10-14 Bath Road
Slough
SL13 SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**132, 134 and 136 Royal College Street
London
NW1 0TA**

Proposal:

Alterations to existing single storey rear extension on all properties to increase its height to a double storey extension plus partial demolition to create rear lightwell behind no 132 and addition of 2 windows and alteration of other windows on rear elevations.

Drawing Nos: 19023-GAA-ZZ-:

ZZ-DR-A-0101 Rev.P02; ZZ-DR-T-0304 Rev.P03; ZZ-DR-T-0305 Rev.P04; ZZ-DR-T-0306 Rev.P03; ZZ-DR-T-0307 Rev.P01; ZZ-DR-T-0308 Rev.P01; ZZ-DR-A-0301 Rev.P05; ZZ-DR-A-0302 Rev.P04; ZZ-DR-A-0303 Rev.P04; ZZ-DR-T-2020 Rev.P02; ZZ-DR-T-2021 Rev.P02; XX-DR-T-2103 Rev.1; ZZ-DR-A-2210 Rev.P03; ZZ-DR-T-2211 Rev.P02 and XX-DR-T-2212 Rev.P02;

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

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its siting, height, scale and design, would appear as visually bulky and obtrusive on all rear elevations, to the detriment of the character and appearance of the host buildings, the locally listed terrace of which

these buildings form part, and the setting of the adjoining Regent's Canal conservation area. It is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

- 2 In the absence of evidence in a daylight/sunlight report to demonstrate otherwise, it is considered likely that the increased height of the extension could have a detrimental impact on daylight to residential flats at Nos.134-138 Royal College Street and on outlook to residential flats at Nos 134 and 138 Royal College Street. It is therefore contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 The proposal to include rear windows on the shared boundary with Bangor Wharf, by virtue of their siting, scale and detailed design, would be likely to prejudice the future development and delivery of new homes on the adjoining Bangor Wharf site to the rear, as outlined in the Site Allocations Plan (2013) and Policy CSP7 of the draft Site Allocations Local Plan (2020). The proposals are thus contrary to policies A1 (Managing the impact of development) and G1 (Delivery and location of growth) 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