

Application ref: 2022/5508/P  
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**Development Management**  
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Grade Planning  
86-90 Paul Street  
London  
EC2A 4NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**160 Malden Road  
London  
NW5 4BT**

Proposal:

Erection of 4 storey building to provide 15 self-contained flats at ground, first, second and third floor levels and office use at ground floor level, following demolition of existing MOT repair garage and hand car wash.

Drawing Nos: 0-00 Rev. 1; 0-01; 0-51; 1-00; 1-01; 1-02; 1-03; 1-04; 1-50; 1-51; 3-01; 3-51; 4-01; 4-51; GUA-DR-L-005 Rev. 3; GUA-DR-L-006 Rev. P02; TPP/160MRL/010 A; Air Quality Assessment (prepared by Love Design Studio, dated July 2022); Arboricultural Report (prepared by David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited, dated March 2022); Crime Impact Assessment (prepared by Grade Planning Ltd, dated January 2023); Construction/Demolition Management Plan Pro-Forma; Daylight and Sunlight Study (prepared by Love Design Studio, dated August 2022); Design and Access Statement (dated November 2022); Desk Study / Preliminary Risk Assessment Report (prepared by Jomas Associates, dated August 2022); Employment and Training Strategy (prepared by Grade Planning Ltd, dated November 2022); Employment Viability Report (prepared by Grade Planning Ltd, dated November 2022); Energy and Sustainability Statement (prepared by Love Design Studio, dated August 2022); Flood Risk Assessment and SuDS Report (prepared by EAS, dated July 2022); Health Impact Assessment Matrix; Noise Assessment (prepared by Love Design Studio, dated January 2023); Planning Statement (prepared by Grade Planning Ltd, dated October 2022); Transport Statement (prepared by Lime Transport Ltd, dated August 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, due to the failure to provide adequate replacement employment space on the site that is demonstrably suitable to meet the needs of local business owners, would fail to support growth in economic activity in Camden and result in the loss of employment opportunities within the borough contrary to Policies E1 (Economic development) and E2 (Employment premises and sites) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of its combined height, mass, extent of site coverage and its detailed design, would fail to respect the context and character of the area contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.
- 3 A number of the residential units within the proposed development, by reason of their poor levels of light, outlook, internal layout, natural ventilation and lack of privacy from overlooking, would fail to provide adequate internal living conditions for future occupiers, resulting in substandard accommodation contrary to policies D1 (Design), A1 (Managing the impact of development) and H6 (Housing choice and mix) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, due to its height, massing, scale and location, would result in a material loss of light, privacy and outlook as well as having an overbearing impact and an increased sense of enclosure on the occupiers of Nos. 162 and 164 Malden Road and the Wellesley Road Care Home, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of details of the design, location, quantity and noise levels of the Air Source Heat Pumps and Mechanical Ventilation with Heat Recovery (MVHR), has failed to demonstrate that the proposed plant would respect the context and character of the area and would not have a detrimental impact on future and neighbouring occupants in terms of noise, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a whole life-cycle carbon assessment and circular economy statement, has failed to demonstrate that the proposed substantial demolition is justified or that the proposal would promote circular economy outcomes contrary to policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017 and policies SI2 (Minimising greenhouse gas emissions) and SI7 (Reducing waste and supporting the circular economy) of the London Plan 2021.
- 7 The proposed development, in the absence of a legal agreement binding the applicant to the provision of the requisite provision of affordable housing, would fail to meet the Council's requirements for the provision of affordable housing in new residential development and would therefore be contrary to policy H4 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017.

- 8 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress, environmental impacts and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development), CC1 (Climate change mitigation) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 9 The proposed development, in the absence of a legal agreement to secure a construction management plan, construction impact bond and a financial contribution for construction management plan monitoring, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 10 The proposed development, in the absence of a legal agreement to secure an appropriate financial contribution towards public highway works, would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport), T3 (Transport Infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.
- 11 The proposed development, in the absence of a legal agreement securing a carbon off-set contribution, would fail to meet the requirement for zero carbon, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change) and DM1 (Delivery and monitoring) of the London Borough of the London Borough of Camden Local Plan 2017.
- 12 The proposed development, in the absence of a legal agreement to secure financial contributions towards public open space, would be likely to contribute to pressure and demand on the existing open space in this area, contrary to policies A2 (Open Space) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 13 The proposed development, in the absence of a legal agreement securing a local employment and training package to secure construction phase apprenticeships, local recruitment and local procurement, would fail to support employment opportunities for local residents, contrary to policies G1 (Delivery and location of growth), E1 (Economic development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Please note that reasons for refusal nos. 7, 8, 9, 10, 11, 12 and 13 could be addressed and would potentially 'fall away' if a legal agreement to secure the items should be satisfactorily entered into by the applicant/relevant landowners.
- 2 The Council consider that the site is suitable for some form of development and so it is recommended that further pre-application advice is sought to explore potential

development options.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer