

Application ref: 2021/6266/P
Contact: Josh Lawlor
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Date: 5 October 2023

Development Management
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Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
33 Hampstead Lane
London
N6 4RT

Proposal:

Demolition of existing garage and erection of a single storey plus basement dwellinghouse with front lightwell, rear sunken garden and associated alterations, including new boundary wall with gate.

Drawing Nos: EX 000, LA 000, EX 001, EX 002, EX 003, EX 101, EX 102, EX 201, EX 202, EX 203, EX 204, EX 205, PA 000, PA 001, PA 002, PA 003, PA 101, PA 102, PA 201, PA 202, PA 203, PA 204, PA 205, PA 206, PA 207, PA 600, SGWB01, PA_207, Arboricultural Impact Assessment dated 13/12/2021 prepared by ACE (TREES) Consulting, Planning Statement prepared by Boyer Planning, Design and Access Statement prepared by Boyer Architects, Irrigation Regime, Landscape and Visual Appraisal dated May 2021, Basement Impact Assessment prepared by morphstructures dated June 2023 rev P3 ref. 3054

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

Reason(s) for Refusal

- 1 Reason for Refusal -

The proposed development, by reason of its size, bulk, detailed design and extent of subterranean development would cause harm to the openness and character of the Metropolitan Open Land of the Beechwood Open Space and the character and appearance of the Highgate Village Conservation Area contrary to policies A2 (Open Space) and A5 (Basements) D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, policies DH2 (Development Proposals in Highgate's Conservation Areas) and DH7 (Basements) of the Highgate Neighbourhood Plan (2017), policy G3 (Metropolitan Open Land) of the London Plan 2021 and the guidance contained under paragraph 149 of the NPPF 2023.

2 Reason for Refusal -

The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated contributions to support the implementation of the CMP, 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 A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

3 Reason for Refusal -

The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

4 Reason for Refusal

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.

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.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2, 3, 4 and 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:

<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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer