

Application ref: 2023/5352/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 21 November 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Veera Reddy Gaddam  
19 A  
Kidderpore Avenue  
London  
NW3 7AS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**37 Heath Drive**  
**London**  
**NW3 7SD**

#### **Proposal:**

Demolition of existing building and erection of 5 storey building comprising 10 flats (2 x 2 bed, 6 x 3 bed, 2 x 4 bed) with one level of basement below comprising gym, yoga facilities, bicycle storage for 24 units, waste storage; 4 electric car parking spaces with charging points and landscaping in front.

#### **Drawing Nos: Location Plan**

Existing Drawings: Site Plan, Lower Ground Floor Plan, Ground Floor, First Floor, Second Floor, All Floor Plans, Section A-A, Section B-B, Left Side Elevation, Right Side Elevation, Rear Elevation, Front Elevation

Proposed Site Plan with nos. 36 and 38 Heath Drive Site Levels Plan proposed A100

Layout Plan proposed A200 Amended Proposed Elevations (A800, A801, A802, A803);  
VISUALS (H-37) Street Elevations A107 Revised Proposed Floor Plans (A1100, A1101, A1102, A1103, A1104, A1105) Proposed Sections A1000, A1001, A1002, A1003  
Proposed Roof Plan A1400

Demolition drawings (Ground Floor, First Floor, Second Floor, Lower Ground Floor)

Specification for Soft Landscape Works and 5 Year Management Plan (Open Spaces – August 2023) - OS 2701-23.1 Rev B, OS 2701-23.2 Rev B, OS 2701-23.3 Rev A, OS 2701-23.4 Rev A,

Planning Statement (TAISHI), Summary of Estimated Major Developer Contributions, Design & Access Statement (TAISHI), Heritage and Townscape Assessment (Squire Heritage Consulting – 29/10/2023), Transport Statement (Paul Mews Associates – November 2023), Open Space Statement, Noise Survey and Assessment (Pace Consult) Sustainability Statement for Planning (T16 Design Ltd – November 2023), Energy Statement for Planning (T16 Design Ltd – November 2023), Daylight and Sunlight Assessment for Planning (T16 Design Ltd – November 2023), Air Quality Assessment (Gem Air Quality – September 2023), Preliminary Ecology Appraisal (ASW Ecology Ltd – August 2023), Biodiversity Net Gain / Net Loss report (Ecology and Land Management - October 2023), Whole Life Carbon Assessment (Sustain Quality – 04/06/2024), Excel Spreadsheet for Whole Life Carbon Assessment Ground Movement Assessment (GMA ) Report (Jomas Engineering Environmental & Land Reclamation – 25/06/2024), Basement Impact Assessment (Screening & Scoping) Report (Jomas Engineering Environmental & Land Reclamation – 30/08/2023), Ground Investigation & Basement Impact Assessment Report (Jomas Engineering Environmental & Land Reclamation – 14/05/2024), Drainage Maintenance Plan ((Jomas Engineering Environmental & Land Reclamation – 14/09/2023), Flood Risk and Drainage Strategy (Jomas Engineering Environmental & Land Reclamation – 14/09/2023), Construction Method Statement (William Attwell & Associates – May 2024) Structural Calculations (William Attwell & Associates – 31/05/2024) Telecommunications Availability

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

Reason(s) for Refusal

- 1 In the absence of sufficient evidence to demonstrate that it is not possible to substantially retain and re-use the existing building, the proposed substantial demolition would fail to promote sustainable development and the efficient use of resources. It is therefore contrary to policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017. It is also contrary to the London Plan 2012 and the NPPF 2023.
- 2 The proposal, by way of its size, siting and layout, form and architectural appearance, would be harmful to the context, character, openness, heritage and landscape value of the site, the streetscene and the Conservation Area. It would fail to preserve the character and appearance of the Conservation Area and would be contrary to policies A2 (Open Space), D1 (Design) and D2 (Heritage) of the Local Plan and policies SD2 (Redington Froggnal Conservation Area) and BGI 1 (Gardens and Ecology) of the Redington Froggnal Neighbourhood Plan (2021). It would also be contrary to the London Plan 2021 and NPPF 2023.
- 3 The proposed development, by way of its siting, would result in the loss of several existing trees which would not be adequately replaced in terms of sizes, species and numbers. The net loss of trees would result in a significant loss of amenity and biodiversity at the site contrary to policy A3 (Biodiversity) of the Camden Local Plan 2017 and policy BGI1 (Gardens and Ecology) of the Redington Froggnal Neighbourhood Plan (2021). It is also contrary to the London Plan 2021 and the

- 4 The proposed development, by way of the provision of 4 on-site car parking spaces, would fail to promote reduced car use in the interests of climate change mitigation. It would therefore be contrary to policies T2 (Parking and car-free development) and CC1 (Climate change mitigation) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 5 The proposal lacks sufficient detail to ensure that the storage and management of refuse and recycling would be adequately provided for. As such, the proposals do not comply with policy D1 (Design), A1 (Managing the impact of development) or CC5 (Waste). It would also be contrary to the London Plan 2021 and NPPF 2023
- 6 The development would not provide level access and it would not meet the requirements for inclusive design and accessibility. The lift and lift lobby would be inadequately sized for all users. The proposal is therefore contrary to policies C6 (Access for all), D1 (Design) and H6 (Housing choice and mix) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.
- 7 The proposed development, in the absence of a Plant Noise Assessment, would potentially result in undue noise and disturbance for neighbouring occupiers. It would therefore be contrary to policy A1 (Managing the impact of development) and policy A4 (Noise and Vibration) of the Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 8 In the absence of a legal agreement to prevent future occupiers from obtaining parking permits (car free development) and to limit parking permits to existing occupiers only the proposal would fail to promote reduced car use in the interests of climate change mitigation. It would therefore be contrary to policies T2 (Parking and car-free development) and CC1 (Climate change mitigation) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 9 In the absence of a legal agreement to secure a financial contribution of £20,000 towards pedestrian, cycling and environmental improvements in the vicinity of the site, the proposal would fail to safeguard the efficiency of the local transport infrastructure. It would therefore be contrary to policy T3 (Transport infrastructure) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 10 In the absence of a legal agreement to secure an on-street disabled persons car

parking space, the proposal would result on car parking on site contrary to the policy for reducing car use in the interests of climate change mitigation in new development. It would therefore be contrary to policies T2 (Parking and car-free development) and CC1 (Climate change mitigation) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.

- 11 In the absence of a legal agreement to secure a Demolition & Construction Management Plan and associated Implementation Support Contribution of £10,116 and Impact Bond of £16,000, the demolition and construction works would potentially harm neighbouring amenity and the safe and efficient operation of the local highway network. The proposal is therefore contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 12 In the absence of a Section 106 highways contribution for repaving the footway and for removing the crossovers and reinstating the footway over, the proposed development would potentially result in adverse effects on the safety and efficiency of the highway. It would therefore be contrary to policy T3 (Transport infrastructure) of the Camden Local Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 13 In the absence of a legal agreement to secure the zero carbon off-set payment of £11,057 the proposal would fail to mitigate sufficiently against climate change. It is therefore contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.
- 14 In the absence of a legal agreement to secure an Energy and Sustainability Plan, the proposal would fail to mitigate sufficiently against climate change. It is therefore contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.

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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Please note that reasons for refusal 8 - 13 would 'fall away' if a S.106 agreement is completed (within a re-submission) including the items therein.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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