

Application ref: 2024/2960/P  
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Date: 27 January 2025

**Development Management**  
Regeneration and Planning  
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**FORMED ARCHITECTS & DESIGNERS**  
Formed Architects & Designers  
Third Floor, Gable House,  
18-24 Turnham Green Terrace  
Chiswick  
W4 1QP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**12 Sarre Road**  
**London**  
**Camden**  
**NW2 3SL**

Proposal: Erection of detached 2 storey 2 bed dwellinghouse

Drawing Nos: D 01, D 02, D 03, 001 00, 122 03, 123 02, 132 02, 133 01, 141 02,

Design & Access Statement Rev 02 (Formed Architects), Covering Letter (Formed Architects - 27/06/2024), Energy Statement Rev 00 (Formed Architects), Arboricultural Report, Impact Assessment & Protection Method Statement (Central London Tree Surveys - 13/07/2024), Tree Protection Plan (Central London Tree Surveys), Tree Impact Plan (Central London Tree Surveys), Daylight, Sunlight, and Overshadowing Assessment for Surrounding Properties (EEABS - 05/07/2024), Biodiversity Net Gain Report (EC Assistance Ecologists), Biodiversity Metric (Edward Clark)

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 fails to include a replacement tree of a sufficient species, size and siting to replace the formerly protected TPO Ash tree (which has

been removed without consent from the site). The proposal therefore fails to compensate for the loss of a significant tree of amenity value to the area contrary to policy A3 of the Camden Local Plan and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. It is also contrary to the London Plan 2021 and NPPF 2024.

- 2 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 encourage the use of sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (parking and car-free development) of the London Borough of Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2024.
- 3 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan and associated Implementation Support Contribution and Impact Bond financial contribution would fail to mitigate against the highway safety/efficiency and amenity impacts of the works on the adjacent public highway and in the surrounding area contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2024.
- 4 The proposed development, in the absence of a legal agreement to secure a financial contribution towards the requisite highway works, would fail to mitigate the impact of the construction works on the adjacent public highway, contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2024.

#### 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 2, 3 and 4 above would 'fall away' if a S.106 agreement is completed to secure the provision of the items therein, i.e. car-free agreement, Construction Management Plan, associated Implementation Support Contribution and Impact Bond, and contribution to requisite highways works

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.](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 typed name and title.

Daniel Pope  
Chief Planning Officer