

David Miller Architects
41-42 Foley Street
London
W1W 7TSApplication Ref: **2014/0209/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

4 April 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Approval of Details Refused**Address:
368-372 Finchley Road
London
NW3 7AJ

Proposal:

Details of sample brickwork and wheelchair units as required by conditions 5 and 22 of planning permission ref 2012/1822/P (dated 15/10/2013) for the erection of 2x four storey plus basement buildings, with a glazed infill extension for the provision of 22 residential units (4x affordable & 18 market) (following demolition of existing residential care homes).
Drawing Nos: Wheelchair accessible apartment layout AG.02; Wheelchair accessible apartment layout G.03; Wheelchair accessible apartment layout G.04.

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

Reason(s) for Refusal

- 1 The identified wheelchair accessible units have failed to meet the required standards for full wheelchair accessibility, contrary to policies CS6 (Providing quality homes) and DP6 (Lifetime homes and wheelchair housing) of the London Borough Of Camden Local Development Framework 2010.



- 2 The sample panel provided on site failed to provide sufficient detail about the quality of the proposed appearance of the brickwork to ensure that the appearance of the premises and the character of the immediate would be safeguarded in accordance with policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the London Borough Of Camden Local Development Framework 2010.

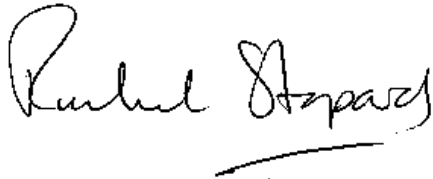
Informative(s):

- 1 You are advised that condition 5 (brickwork sample panel) requires a sample panel to be prepared by the contractors on site.
- 2 The wheelchair accessible units will be required to follow the Camden Wheelchair Housing Design Guide 2010. The S106 wording attached to the permission identifies that adherence to this guidance is required for both the single affordable unit (AG.02) and the 2 private accessible units (G.03 & G.04)
You are strongly advised to discuss your proposals with the Councils Access & Service Development Officer on 020 7974 5124 prior to re-submitting them for approval.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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