

Grainger Planning Associates Ltd
11 Ashcombe Road
Carshalton
Surrey
SM5 3ET

Application Ref: **2013/7438/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

10 February 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
The Old White Bear
Well Road
London
NW3 1LJ

Proposal:
Change of use from public house (Class A4) to 6 bedroom dwelling house (Class C3).
Drawing Nos: Site Location Plan 1326-PL-001; PL-100; PL-101; E-100; E-101; Planning
Statement by Grainger Planning Associates dated November 2013; Lifetime Homes
Statement

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

Reason(s) for Refusal

- 1 The loss of a public house which is considered to serve the needs of the local community, without the provision of a replacement facility or sufficient evidence to demonstrate that the facility is no longer required in its current use or is economically unviable, would be harmful to the provision and range of community facilities in the area, contrary to policy CS10 (Supporting community facilities and services) of the



London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The loss of the public house, which makes a positive contribution to the character and appearance of the Hampstead conservation area, would be detrimental to the character of the conservation area, which is identified by its mix of uses and their contribution to the social and historic character of the area, and therefore would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

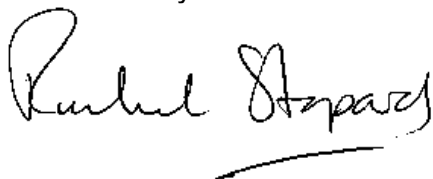
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 You are advised that an Article 4 Direction has been served simultaneously with the issuing of this decision notice, removing permitted development rights in respect of changes of use to Classes A1, A2 and A3 of the existing building on this site.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications online. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.