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140 London Wall  
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EC2Y 5DN

Application Ref: **2013/3794/P**  
Please ask for: **Christopher Heather**  
Telephone: 020 7974 **1344**

31 October 2013

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:  
**Hawley Mews  
Camden  
NW1**

#### **Proposal:**

Redevelopment of former car park to provide three no. two bedroom mews houses and associated landscaping, amenity and cycle parking

Drawing Nos: Site location plan; 5358/P1.01; 5358/P1.02; 5358/P1.03; 5358/P1.04; 5358/P1.05; 5358/P1.01; 5358/P1.21A; 5358/P1.22A; 5358/P1.24A; 5358/P1.25A; JKK7874\_01A; Design and Access Statement by Goldcrest Architects (June 2013); Borehole records by RPS (Ref: HLEI\_24550); Construction Management Plan (dated May 2013); Breif Report on reduced ground floor level by Chamberlin Consulting LLP (dated 17 June 2013); Daylight and sunlight report by GVA Schatunowski Brooks (Ref: KW10/LJ11, dated 8 May 2013); Ecology Appraisal (Ref: 13-SO26-004v1, dated May 2013); Combined Phase 1 and Phase II Environmental Risk Assessment (Ref: HLEL24450/001R, dated April 2013); Planning Statement (dated June 2013); Sustainability Assessment (Ref: 13-SO26-001v1, dated 6 May 2013).

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



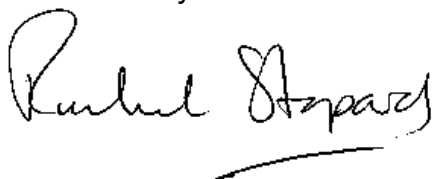
## Reason(s) for Refusal

- 1 The proposed residential units, in the middle of the site and to the rear, by virtue of their layout and the position of their windows, would have poor outlook providing an unacceptable standard of accommodation and creating an oppressive internal environment for future occupiers. This would be contrary to policies CS5 of the Camden Core Strategy and DP26 of the Camden Development Policies of the Local Development Framework.
- 2 The proposed development, by virtue of its height, bulk, mass and close proximity to neighbouring properties, would result in an unacceptable impact on the outlook of neighbouring properties to the detriment of the amenity of existing and future occupiers. This would be contrary to policies CS5 of the Camden Core Strategy and DP26 of the Camden Development Policies of the Local Development Framework.

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

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://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.