

Studio 136 Architects Ltd
6 The Broadway
Wembley
KENTON
Middlesex
HA9 8JTApplication Ref: **2013/5051/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

29 October 2013

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**Full Planning Permission Refused**Address:
135 Fordwych Road
London
NW2 3NDProposal:
Change of use from Single dwelling house into 6 self-contained units (3 x studios, 2 x 1 bed and 1 x 3 bed) (Class C3).

Drawing Nos: OS Sitemap, ST_13_135FR_001 RevM and ST-13-135FR-02 RevM

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, by virtue of its failure to provide a suitable mix of dwelling sizes, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The applicant has failed to demonstrate that the proposed development would meet the requirements of the Lifetime Homes Standards. The development would therefore fail to contribute to the boroughs housing stock which is suitable for people with mobility difficulties, contrary to Policies CS6 (Providing quality homes) and DP6 (Lifetime homes and wheelchair housing) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 3 The applicant has failed to demonstrate that the development would incorporate sustainable design and construction measures and contribute to tackling climate change, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 4 The proposed level of car parking provision is excessive and would encourage travel by private motor vehicles and fail to promote sustainable travel in an accessible location and is thereby contrary to policies CS11 (Promoting sustainable and efficient travel), DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 5 The proposed development, in the absence of a legal agreement for car-capped 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), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 6 The proposed development, in the absence of a legal agreement for securing contributions for public open space, would be likely to contribute to pressure and demand on the existing open space in this area contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and Development Policies 2010.

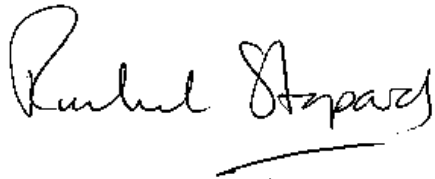
Informative(s):

- 1 You are advised that reasons for refusal numbers 5 and 6 could be overcome via a Section 106 legal agreement.

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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