

Barton Willmore LLP
7 Soho Square
London
W1D 3QBApplication Ref: **2013/3487/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

20 September 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:
142-150 Arlington Road
London
NW1 7HP

Proposal:

Extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.

Drawing Nos: 1223-100; 101; 102; 103; 104; 105; 106; 107; 108; 150 P02; 151 P02; 152 P02; 153 P02; 154 P02; 155 P02; 156; 250 P02; 251 P02; 252 P02; 300 P02; 301; 302; 350; 351; 352; Planning Statement dated May 2013; Heritage Assessment produced by Woodhall Planning and Conservation dated May 2013; Design and Access Statement dated May 2013 produced by Studio 54 Architecture; Housing Strategy Statement produced by A2 Dominion dated May 2013; Transport Statement produced by EAS Transport Planning dated May 2013; Daylight and Sunlight Report produced by Savills dated May 2013; Arboricultural Implications Report produced by Simon Jones Associates



dated May 2013; Flood Risk Assessment produced by Middlemarch Environmental Ltd dated 17th December 2012 and Revised on 23rd May 2013; Air Quality Assessment produced by PBA dated September 2013; Statement of Community Engagement produced by Green Issues Communique dated May 2013; Code for Sustainable Homes Pre-Assessment Report and Sustainability Energy Assessment produced by Stilwell Partnership dated May 2013; Letter dated 05th September 2013 from Barton Willmore; Letter dated 11th September 2013 from Barton Willmore.

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 height, bulk, massing and detailed design would fail to preserve and enhance the character and appearance of the Camden Town Conservation Area contrary to policies CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The applicant has failed to provide sufficient information to demonstrate that the proposed development would ensure the provision of the maximum reasonable amount of affordable housing floorspace within the scheme, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The applicant has failed to provide sufficient information to demonstrate that the proposed basement plant area would operate in accordance with the Council's minimum noise and vibration standards. The proposal would therefore be likely to result in harm to residential amenity and local environmental conditions in the area, contrary to CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy 2010 and DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure car-free housing for the 21 residential units proposed, would fail to promote more sustainable and efficient forms of transport and would contribute to parking stress, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of

pedestrians, contrary to policies CS5 (Managing the impact of growth and development), 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 policies DP17 (Walking, cycling and public transport), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, in the absence of a legal agreement securing contributions towards Camden's Pedestrian, Cycling and Environmental improvement initiative for highway works in the area, would fail to secure adequate provision for and safety of pedestrians, cyclists and other vulnerable road users, 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 policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement to secure a financial contribution towards educational infrastructure, would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) 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.
- 8 The proposed development, in the absence of a legal agreement to secure compliance with the construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS19 (Delivering and monitoring the Core Strategy), DP20 (Movements of goods and materials) DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Core Strategy and Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing a design stage Code for Sustainable Homes Assessment (achieving Level 4) prior to works commencing on site and a post construction review, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling Climate Change through promoting higher environmental standards), CS19 (Delivering and monitoring the Core Strategy), DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies.
- 10 The proposed development, in the absence of a legal agreement to secure a financial contribution towards the provision of, improvement to and maintenance of

public open space in the surrounding area, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policies CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy, would fail to be sustainable in its use of resources and take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 12 The proposed development, in the absence of a legal agreement to secure compliance with the air quality assessment, would be likely to compromise the Borough's strategy to improve air quality in an area which is already known to suffer from particularly high levels of air pollution contrary to policy CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policy DP32 (Air quality and Camden's clear zone) of the London Borough of Camden Local Development Framework Development Policies.

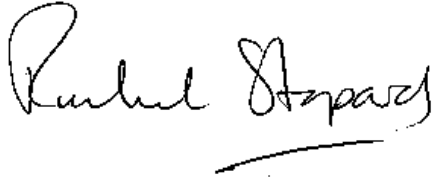
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 4 to 12 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 The submitted documents illustrate the removal and re-location of the access gate to Stanmore Place, however this does not fall within the red line of the application site and therefore cannot be assessed under the current application. Notwithstanding this, you are advised that relocation of the gate may not be supported by the local planning authority as it may impact on integration within the highway and could give rise to parking congestion. In order to create access to the residential units which face onto Stanmore Place it would be necessary to create a pedestrian access through the existing or any replacement gate. This would require planning permission.

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

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