

Farrow Silverton  
6 Hale Lane  
Mill Hill  
London  
NW7 3NX

Application Ref: **2011/3579/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

19 September 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:  
**Land Adjacent to Pegasus Court**  
**105 St Pancras Way**  
**London**  
**NW1 0RA**

Proposal:  
The erection of a canal boat with green roof to provide 1 x 2 bedroom residential unit (Class C3) with timber decking and new boundary fence.  
Drawing Nos: Siteplan, 100, 101A and 102A.

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 siting, scale and design, would be an over-development of the site and would represent an incongruous feature which would harm the appearance of the streetscene and adjacent Regents Canal conservation area, contrary to policy CS14 (Promoting high quality places and conserving our 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 proposed development, by reason of the siting and design of the decked amenity spaces, would cause harm to the amenity of neighbouring occupiers through an unacceptable loss of visual privacy and overlooking, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 In the absence of sufficient supporting information, the proposed development would result in harm to or the loss of trees on site, including sycamore trees subject to Tree Preservation Orders, resulting in visual harm to the streetscene. The application is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed residential unit, by reason of its insufficient floorspace, would fail to provide an acceptable standard of living accommodation for future residents, contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 5 The proposed development fails to meet the necessary Lifetime Homes Standards and would be unable to meet an adequate range of need for people with mobility difficulties. The application would therefore be contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and DP6 (Lifetime homes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The applicant has failed to demonstrate that the proposed new build would achieve compliance with Level 4 of the Code for Sustainable Homes, which ensures improvements in environmental sustainable performance in line with the government's timetable towards zero carbon housing. As such, the application is contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement to secure the provision of a construction management plan, would be likely to give rise to conflicts with other road and cycle users, and be detrimental to the amenities of the area generally, 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 DP20

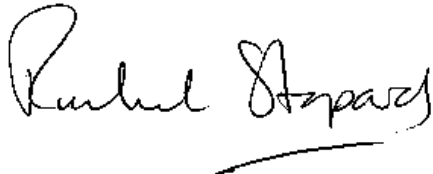
(movement of goods and materials) and DP26 (impact on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The proposed development fails to secure provision of cycle parking for future residents 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 DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian and cycle environment to an acceptable condition after the construction works contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and 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.
- 10 The proposed development, in the absence of a legal agreement for 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 DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) London Borough of Camden Local Development Framework Development Policies.

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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