

Our ref: PR/CJ/5450/St Augustine's/Grounds of Appeal

Site Address: 4 St. Augustine's Road, Camden, NW1 9RN

Appeal By: Zen Developments

Local Authority: London Borough of Camden Council

Planning Ref: 2013/1210/P

Grounds of Appeal

- 1.1 The development proposals were prepared after receiving pre-application advice from Planning Officer Robert Tulloch and Conservation Officer Charlie Rose. The first meeting was held on 16/11/12 and was followed by a public consultation on 12/12/12. A subsequent meeting was held with the Council on 18/01/13.
- 1.2 The application was submitted on 01/03/13 and originally proposed the erection of a five storey building comprising 9 residential units (2x 2 bedroom and 7x 3 bedroom flats) (Class C3). Following discussions with the Case Officer, the application was revised on 31 May 2013 to propose a five storey building comprising 9 residential units (4x 2 bedroom and 5x 3 bedroom flats) (Class C3). This amendment was later omitted and the application was determined in its original form comprising 2x 2 bedroom and 7x 3 bedroom units.
- 1.3 The application was recommended for approval by the Case Officer, but was refused at Committee on 15/08/13. The decision notice, dated 22/08/13 cites 9 reasons for refusal, 8 of which refer to the absence of a legal agreement, and could be resolved by the appellant entering into a Unilateral Undertaking with the Local Authority. The remaining reason for refusal (No. 1), states that:

"The proposed development, by reason of its scale, massing and design, would appear as an unsympathetic addition to the street scene and would fail to achieve the necessary quality of architectural design befitting of this prominent site. As such it would neither preserve nor enhance the character and appearance of the Camden Square Conservation Area contrary to policies CS13 (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."
- 1.4 The key reasons for refusal relate to the scale, massing and design of the proposed development. While Committee Members dispute the suitability of the design it was accepted by the Case Officer, who concluded that:

"It is considered the proposed building would provide a high quality residential scheme which seeks to respond to distinct elements found on the adjoining properties, and the vocabulary of the wider conservation area. It is considered that the scale and mass of the proposed building are appropriate for this gateway location, and as such the proposal would enhance and preserve the character and appearance of the wider conservation area."

- 1.5 The architects have taken great care to design a scheme for this site that meets the requirements of the London Borough of Camden Development Plan Policy CS13 (Promoting High Quality Places). All the flats would exceed the London Plan space standards and would provide a high quality of living accommodation.
- 1.6 The architects and an independent heritage consultant will present evidence to demonstrate that the proposals meet the requirements of Development Plan Policy DP24 by securing high quality design and DP25 by enhancing the Camden Square Conservation Area.
- 1.7 Paragraph 14 of the National Planning Policy Framework states that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay."* The current application complies with the pre-application advice given by the Council Officers and accords with relevant development plan policy DP24, DP25 and CS13. It is the appellant's case that the proposed sustainable development is in accordance with the adopted Development Plan; therefore, this appeal should be allowed and planning permission should be granted.

Our ref: PR/CJ/5450/St Augustine's/Reasons for Inquiry

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Reasons for Inquiry

- 1.1 The site has a long and complicated planning history. The issues are complex and will involve technical evidence to be given by expert witnesses and formal cross-examination of witnesses is required by counsel before an inspector. In addition, there is a high level of public interest in the case and it is very unlikely that the appellant, the Local Planning Authority and interested parties' case could be heard within a day.
- 1.2 It is therefore requested that the appeal is dealt with by way of a Public Inquiry.