

DP9  
100 Pall Mall  
London  
SW1Y 5NQApplication Ref: **2013/2213/P**  
Please ask for: **Jason Traves**  
Telephone: 020 7974 **2123**

16 July 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:  
**14 Netherhall Gardens**  
**London**  
**NW3 5TQ**

## Proposal:

Erection of 3-storey building plus roof (following demolition of annex wing to Otto Schiff House including link block) and alterations to retained building, including excavation of basement under both buildings, roof terraces to the front, side and rear elevations, new dormer window to rear roofslope and replacement dormer to Netherhall Gardens elevation, demolition of existing single-storey side extension and replacement with new single-storey extension, erection of rear ground floor level extension, in connection with conversion from 23 x 1-bedroom self-contained flats to 14-self contained flats (6 x 2-bedroom, 4 x 3-bedroom and 4 x 4-bedroom) (Class C3) and associated landscaping.

Drawing Nos: ADDITIONAL/REVISED INFORMATION: Amended drgs Prefix: 11011: S-AL-G251-002A; S-AA-G200-001A; P-RF-G200-001A; P-B1-G200-001A; P-00-G200-001A; B2-P-00-D811-002A; B2-E-06-G251-002A; B1-P-B1-D811-001A; B1-P-02-D811-001A; B1-P-01-D811-001A; B1-P-00-D811-001A; Addendum document produced by Squires and Partners (Photos/CGIs/sketches x 14; Drgs prefix 11011: P-03-G200-001; P-RF-G200-001; E-02-03-G200-001; B2-E-06-G251-002; B2-P-03-D811-001); Revised Swept Path Analysis



by TTP Consulting ref 2011-1168-AT-011; Correspondence form MTT response to planning comments on energy and sustainability dated 21.06.2013; Correspondence form Delva Patman Redler re. shadow analysis dated 19.06.2013; ORIGINAL SUBMISSION: Drgs Prefix:11011: XP-AL- JA12-001; XP-B1-JA12-001; XP-00-JA12-001; XP-MG-JA12-001; XP-01-JA12-001; XP-02-JA12-001; XP-03-JA12-001; XP-RF-JA12-001; XE-01-JA12-001; XE-02-03-JA12-001; XE04-04-JA12-001; XE-05-JA12-001; XS-AA-JA12-001; XSAA-JA12-002; XS-BB-JA12-001; XP-B1-JC20-001; XP-00-JC20-001; XP-MG-JC20-001; XP-01-JC20-001; XP-02-JC20-001; XP-RF-JC20-001; XE-01-JC20-001; XE-02-03-JC20-001; XE-04-JC20-001; XE-05-JC20-001; P-01-G200-001; P-02-G200-001; P-03-G200-001; E-01-G200-001; E-02-03-G200-001; E-04-G200-001; E-05-G200-001; E-06-G200-001; E-07-G200-001; E-07-G200-002; E-08-G200-001; S-AA-G200-002; S-BB-G200-001; B1-E\_03-G251-001; B2-E-01-G251-001; B2-E-01-G251-002; B2-E-04-G251-001; B2-E-06-G251-001; S-AI-G251-001; B2-P-00-D811-001; B2-P-01-D811-001; B2-P-03-D811-001; Covering letter from DP9 dated 15.04.2013; Promap Site Location Plan (Undated); Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy dated 15.04.2013; Tree Protection Plan by Barrell ref 13047-BT1 (undated); Air Quality Assessment by WSP dated 17.01.2013; Bat Survey Report by LUC dated Jan 2013; Daylight Study by Delva Patman Redler dated Nov 2012; Correspondence from Stephen Parker regarding Daylight Advice dated 23.01.2013; Correspondence form Applied Ecology Ltd dated 19.07.2012; Environmental Noise Survey Rpt by MTT dated 26.07.2012; Sustainability Statement and Energy Strategy Report by MTT dated 15.01.2013; Correspondence form 24 Acoustics re. Traffic Noise Assessment dated 31.10.2013; Transport Statement by TTP Consulting dated Apr 2013; Design and Access Statement by Squires and Partners dated Mar 2013; Basement Impact Assessment by Heyne Tillett Steel dated Feb 2013; Planning Statement by DP9 dated Apr 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 level of car parking provision is excessive and would encourage travel by private motor vehicles and fails to promote sustainable travel in a highly accessible location and is thereby contrary to the NPPF (2012), policy 6.13 of the London Plan (2011), Camden Core Strategy policies CS11 (Promoting sustainable and efficient travel), Development Plan policies DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking).
- 2 The proposed development, in the absence of a legal agreement requiring a contribution to secure associated highways works to be undertaken adjacent to the site, would be likely to result in an unacceptable impact on the local transport system, 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), DP19 (Managing the Impact of Parking) and DP21(Development Connecting to the Highway Network) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Core Strategy and Development Policies 2010.

- 4 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation in accordance with, a demolition and construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users, and would be detrimental to the amenity 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 DP20 (Movement of goods and materials) and DP32 (Air Quality) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement to secure local labour and procurement (including opportunities for and contributions towards apprentices), would fail to contribute towards the creation of local employment and business opportunities and to contribute to the regeneration of the area, contrary to policies CS8 (Promoting a successful and inclusive Camden Economy and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy
- 6 The proposed development, in the absence of a legal agreement requiring a Code for Sustainable Homes 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 2010.
- 7 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (tackling climate change) and DP22 (sustainable design and construction) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

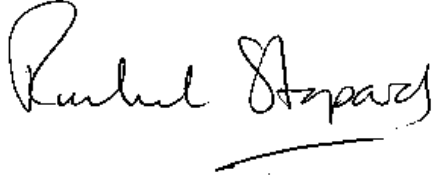
Informative(s):

- 1 Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 it.

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).