

Firstplan  
25 Floral Street  
London  
WC2E 9DS

Application Ref: **2012/4926/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

17 April 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:  
**25 Cumberland Lawn Tennis Club**  
**Alvanley Gardens**  
**London**  
**NW6 1JD**

Proposal:  
Erection of extension to clubhouse to provide two additional squash courts (Class D2).

Drawing Nos: Site location plan (21); 05; 06A; 07B; 10C; 11A; 012B; 015D; 016D; 23A;  
Planning, Design and Access Statement produced by Firstplan dated September 2012;  
Letter from Firstplan dated 29th November 2012; Letter from Alistair Robertson of  
Middlesex Squash and Racketball Association dated 24th November 2012; Letter from  
Nick Dart (Squash Member and Main Committee Member of the Cumberland Lawn Tennis  
Club) dated 28th November 2012; Letter from Firstplan dated 11th March 2013.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 In the absence of adequate evidence to demonstrate the need for new squash



facilities, the proposed loss of designated private open space would be contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy 31 (Provision of and improvements to, open space and outdoor sports and recreational facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by virtue of its combination of height, bulk, mass and design would have an adverse impact on the private open space and the character and appearance of the local area contrary to 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 policy DP24 (Securing High Quality Design) of the 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.

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