

Cornish Architects
Peer House
8 - 14 Verulam Street
London
WC1X 8LZ

Application Ref: **2013/0343/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

20 March 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:
The Railway
100 West End Lane
London
NW6 2LU

Proposal:
Installation of 3 windows at rear lower ground floor level, installation of 2 flues on side elevation (following removal of the existing flue), and new railings at ground floor level on side elevation, and creation of opening in boundary to side elevation to allow creation of refuse store all in connection with existing public house (Class A4).

Drawing Nos: Plant Noise Assessment by Hepworth Acoustics ref. 31119.1v2 dated November 2012; [Prefix: 10833/TP/-] 001, 003, 002, 004, 005; and Design and Access Statement by Cornish Architects.

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

Reason(s) for Refusal

- 1 Insufficient information has been provided to demonstrate that the replacement flues



would not have an adverse impact upon the residential amenity of neighbouring occupiers in terms of noise and vibration, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), 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 Plan.

- 2 The proposed external flues, by reason of their number, position on the building, scale, and detailed design would appear incongruous and would harm the rear elevation of the host building and the character and appearance of the 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.

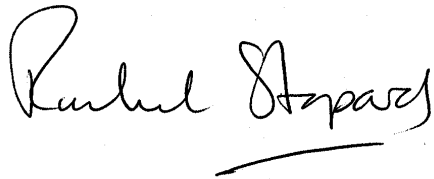
Informative(s):

- 1 The applicant is advised that the new waste collection arrangement with re-instatement of railings is acceptable in principle but raises concerns over fly tipping. A more secure arrangement should be considered in a re-submission.

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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