

Saleem Khan
Advanced Management Ltd
65 The Ridgeway
Kenton
Harrow
London
HA3 0LW

Application Ref: **2012/5968/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

4 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:
221A Belsize Road
Kilburn
London
NW6 4AA

Proposal:

Erection of first, second floor and roof level extension to existing single-storey building and modifications to ground floor including alterations to front building line to create front garden, installation of new front boundary wall, and alterations to windows and doors all in connection with change of use of from retail (Class A1) to three residential flats (1 x 2-bed and 2 x 1-bed) (Class C3).

Drawing Nos: Site location Plan; AY/01/2012/02; AY/05/2012/03; AY/05/2012/04; AY/05/2012/05; AY/05/2012/06; AY/05/2012/07; AY/05/2012/08; AY/05/2012/13; AY/05/2012/14; AY/05/2012/15; AY/05/2012/16; AY/05/2012/17; AY/05/2012/18; AY/05/2012/19; AY/10/2012/09; AY/10/2012/10; AY/10/2012/11; AY/10/2012/12.

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 fails to demonstrate that adequate measures would be taken to provide satisfactory mitigation against noise and vibration from the adjoining railway and road that would result in serious nuisance and harm to the amenities of future occupiers of the proposed residential units. The proposal would thereby be contrary to Core Strategy policies CS5 (Managing the impact of growth and development) and Development Plan policies DP26 (Managing the impact of developments on occupiers and neighbours) and DP28 (Noise and vibration) of the Camden Local Development Framework.
- 2 The proposed ground floor flat would provide a poor standard of accommodation due to the lack of privacy, outlook and daylight to the rear bedroom as well as nuisance and disturbance in terms of noise, light and activity from the adjacent railway platform. The proposal would thereby fail to provide a satisfactory quality of residential accommodation, contrary to Core Strategy policy CS5 (Managing the impact of growth and development) and Development Plan policy DP26 (Managing the impact of developments on occupiers and neighbours) of the Camden Local Development Framework.
- 3 The proposal fails to demonstrate how sustainable design and construction and energy efficiency measures have been incorporated and how the proposed units would comply with an appropriate standard of Code for Sustainable Homes. The proposal would thereby be contrary to core policy CS13 (Tackling climate change through promoting higher environmental standards) and development plan policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposal by reason of its failure to provide adequate cycle storage would fail to make suitable provision to promote cycling as a sustainable mode of travel for occupiers of the proposed development, contrary to policy CS11 (Promoting Sustainable and efficient travel) 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 parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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 policy CS11 (Promoting sustainable and sufficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement for a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development) and CS11 (Promoting

sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network); 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 Policies.

Informative(s):

- 1 Please note that refusal reasons 5 and 6 could be addressed by entering into a legal agreement to address the issues referred to in those reasons for refusal in the event of an otherwise acceptable proposal.

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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