

Integrated Solutions
Tudor Lodge Denham Avenue
Denham
Uxbridge
UB9 5ER

Application Ref: **2013/0085/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

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:
29 Aberdare Gardens
London
NW6 3AJ

Proposal:

Excavation of basement with front and rear lightwells (rear lightwell includes stairs to ground floor level terrace), erection of rear glazed ground floor level extension and terrace, installation of solar panels to main roof the building and glazing to roof of existing rear ground floor extension, and erection of a summer house in rear garden all in connection with existing ground floor flat (Class C3).

Drawing Nos: Site location plan; prefix (IS.729.) 02 REV3; 03 REV3; 04 REV3; 05 REV3; 06 REV3; 07 REV3; 08 REV3; 09 REV3; 10 REV3; 11 REV3; 12 REV3; 13 REV3; 2012-191/P.1; 2012-191/P.2; 2012-191/P.3; 2012-191/TW.1; 2012-191/TW.2; Appendix 1: site plan; Appendix 2: ground floor plan; Appendix 3: site plan; Appendix 4: proposed floor plans; Appendix 5: no skyline interpolation; Site investigation report ref: C12761 dated October 2012; Engineering design and construction statement ref: 2012 191/RP dated December 2012; GroundSure Envirolnsight Report ref: C12761 dated 8th October 2012.

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



Reason(s) for Refusal

- 1 The applicant has failed to demonstrate that the proposed development would maintain the structural stability of the host building and adjacent buildings and would not adversely impact upon the local water environment and drainage, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP23 (Water) DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed garden building, by reason of its detailed design and materials would have a detrimental impact on the character and appearance of the host building, and the South Hampstead Conservation Area contrary to policies CS5 (Managing the impact of growth and development) and 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.
- 3 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.

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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