

Norton Mayfield Architects
Spaceworks Harland Works
John Street
Sheffield
South Yorkshire
S2 4QU

Application Ref: **2012/5566/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

27 February 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:
159-167 Prince of Wales Road London

Proposal:
Erection of new terraced building comprising basement, ground, first, second and mansard floors plus single storey rear extensions to comprise 19 (8x1, 9x2 and 2x3 bed) self contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage.

Drawing Nos: 1211/E001, 100, 250; 1211/PL100C, 101D, 102D, 103C, 104D, 105A, 200B, 201B, 202A, 250A, 300B, 350B, 700; Tree statement ref 1214-PL Rev 0; Accessibility Statement ref 1211 PL901vA; Affordable Housing Policy Statement dated October 2012 by Affordable Housing Solutions Ltd; Energy Strategy Report dated November 2012 by Syntegra Consulting; Site Investigation and Basement Impact Assessment report dated June 2012 by Geotechnical and Environmental Associates.

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, by reason of the mansard third storey with photovoltaic



panels, would create a prominent and bulky building which does not respect the prevailing character of the south side of the road with three storey plus basement terraces and thus would harm the character of the streetscene and townscape, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 2 The proposed development, in the absence of the submission of sufficient information by the applicant, has failed to demonstrate that the proposed basement excavation would not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability, contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of adequate justification to demonstrate the provision of an appropriate contribution towards the supply of affordable housing, and the subsequent absence of a legal agreement to secure an appropriate contribution towards the supply of affordable housing, fails to make adequate provision to the boroughs strategic affordable housing targets, contrary to policies CS6 (Providing quality homes), CS19 (Delivering and monitoring the Core Strategy) and DP3 (Contributions to supply of affordable housing) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 4 The proposed development, in the absence of a legal agreement requiring a post-construction sustainability review, and by reason of the scheme not meeting the 2013 overall targets for Code for Sustainable Homes nor the targets for the Materials category in this code, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change), CS19 (Delivering and monitoring the Core Strategy) and DP22 (Sustainable construction) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 5 The proposed development, in the absence of a legal agreement for securing contributions to educational provision, would be likely to contribute unacceptably to pressure and demand on the Borough's existing educational facilities, contrary to policies CS10 (Community facilities and services), CS19 (Delivering and monitoring the Core Strategy) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 6 The proposed development, in the absence of a legal agreement for securing contributions towards the provision of, improvement to and maintenance of public open space in the surrounding area, would be likely to contribute unacceptably to pressure and demand on the Borough's existing open space facilities, contrary to policies CS15 (Protecting and improving open spaces & encouraging biodiversity), CS19 (Delivering and monitoring the Core Strategy) and DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 7 The proposed development, in the absence of a legal agreement securing 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), CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 9 The proposed development, in the absence of a legal agreement to secure car-free 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) and DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 10 The proposed development, in the absence of a legal agreement to secure a financial contribution towards community facilities, would be likely to contribute unacceptably to pressure on the Borough's community facilities, contrary to policies CS10 (Supporting Community Facilities and Services), CS19 (Delivering and monitoring the Core Strategy) and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing the energy efficiency measures proposed, 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) and DP23 (Water) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 5-11 and the relevant parts of reasons for refusal 3 and 4 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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