

Sole Practitioner
69 Wentworth Avenue
Finchley
London
N3 1YN

Application Ref: **2012/3841/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

23 October 2012

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:
107 West End Lane
London
NW6 4SY

Proposal:
Excavation to create basement and erection of single-storey rear ground floor level extension with front and rear lightwells in connection with reconfiguration of the property from 9 flats to 10 HMO units.

Drawing Nos: Prefix 136-08: 500; 501; 1000-B; 1100-B; 1200-D; 2000-D; 2100-E; Hydro-geological Assessment and Flooding Risk Report by London Basements dated 15 May 2012; Interior Daylight Analysis prepared by Jessop Associates dated 12 June 2012; Construction Traffic Management Plan by London Basements dated 19 July 2012; Method Statement - New Basement Construction dated 13 July 2012; Design Philosophy by MMP Design - revised July 2012; Michael Maan Planning Statement (dated 23 Jul 2012) and other supporting statement (undated).

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



Reason(s) for Refusal

- 1 The proposed residential accommodation at basement level would be substandard in terms of outlook and daylight, to the detriment of the amenity of future occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The applicant has failed to demonstrate, by way of a sufficient basement impact assessment, that the construction works would not result in unacceptable impact to the structural stability of the building and neighbouring properties, as well as unacceptable impact to drainage and run-off and water environment. The proposal is contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies 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, by reason of the proposed introduction of habitable accommodation at basement level in an area at risk of surface water flooding, would be detrimental to the safety of future occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies 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.
- 4 The proposed development, in the absence of a Section 106 Legal Agreement securing an acceptable Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety and residential amenity, 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) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a Section 106 legal agreement to secure the new HMO units as car-free, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and to policy DP18 (Parking standards and limiting the availability of parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that the matter has been referred to the Council's Enforcement Team to ensure compliance with the enforcement notice ref: EN980168.

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