

Miss Nethi Marino
6 Wilmot Place
London
NW19JP

Application Ref: **2012/3008/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

6 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

**Land at rear of 6 Wilmot Place
Rochester Road,
London
NW1 9JP**

Proposal:

Excavation at basement and erection of a two storey basement and ground floor residential dwelling (Class C3) following the demolition of existing four garages (Sui Generis)
Drawing Nos: Site location plan; A001; A100; A110; A111; A120; A121; A200 rev 00; A201 rev 01; A202 rev 01; A210 rev 02; A211 rev 01; A220 rev 02; A221 rev 02; A222 rev 01; A223 rev 01; supplementary design and Access Report (April 2011); Statement on planning and highways issues (June 2012), prepared by Robin Bretherick Associates; Waterman Boreham letter dated 18 May 2012 ref AJT/MS/B/TRN 111035; Nick Wilson Architects Code for Sustainable Homes Report dated May 2011; Nick Wilson Architects Basement Impact Assessment flow charts 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 development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non sustainable modes of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies
- 2 The proposed development, in the absence of a legal agreement requiring a design stage Code for Sustainable Homes Assessment prior to works commencing on site and a post-construction review, would fail to be sustainable in its use of resources, contrary to policies CS13 (tackling climate change through promoting higher environmental standards) and CS16 (improving Camden's health and well being) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's clear zone) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure associated highway works, would fail to maintain the borough's transport infrastructure to the detriment of the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (promoting sustainable and efficient travel) and CS19 (delivering and monitoring the core strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP17 (walking, cycling and public transport) and DP21 (development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444