

J & P Badham Architects
23 Onslow Gardens
Muswell Hill
London
N10 3JTApplication Ref: **2012/3083/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

6 August 2012

Dear Sir/Madam

DECISIONTown 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:
4 Iverson Road
London
NW6 2HT

Proposal:

Change of use from office use (Class B1a) to residential use (Class C3) including 7 x studio flats and 2 x one bed flats with 2 shared common rooms and laundry and erection of cycle storage facilities in rear garden.

Drawing Nos: Site Location Plan; K14-1; 2; 11A; 12A; and Lifetime Homes Assessment dated 9th June 2012 by J & P Badham.

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

Reason(s) for Refusal

- 1 The proposed self-contained residential units, by reason of their substandard floor areas and poor/cramped layouts would provide poor living standards for future occupiers contrary to policies CS5 (Managing the impact of growth and development) and CS6 (providing quality homes) of the London Borough of Camden



Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by virtue of its failure to provide an appropriate mix of homes, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by reason of limited floor areas of the proposed self-contained units and their internal arrangements would fail to comply with the Lifetime Homes standards which aim to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 In the absence of a EcoHomes Assessment, the proposed development fails to demonstrate that it has incorporated sustainable design and construction measures and is thereby contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies 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.
- 5 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 and would promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient 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 appropriately designed and easily accessible cycle parking and storage facilities would fail to promote the use of sustainable means of transport in accordance with requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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