

Stewart M&PS Ltd
260 Audit House
Field End Road
Ruislip
Middlesex
HA4 0ESApplication Ref: **2012/1667/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

27 June 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:

**65 COMPAYNE GARDENS
LONDON
NW6 3DB**

Proposal:

Change of use of basement level to 3 studio flats and reconfiguration and enlargement of existing basement/ground floor flat, installation of two front basement lightwells, alterations to windows on side elevation at basement level, replacement of windows with doors at rear basement level and excavation at rear to form new basement level patio.

Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposed studio units, by reason of inadequate levels of sunlight, daylight and outlook would provide substandard habitable accommodation and an unacceptable level of residential amenity for future occupiers contrary to policies CS5 (Managing the impact of growth and development) 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 balustrades associated with the proposed front lightwells by reason of their size, design and location would harm the appearance and character of the host building, street scene and South Hampstead Conservation Area, contrary to policy 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, 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 CS1 (Distribution of growth) and 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.
- 4 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) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of adequate cycle parking and storage facilities would fail to provide 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):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 2 You are advised that refusal reasons 4 and 5 could be overcome by entering into a legal agreement with heads of terms addressing the issues cited in the event of an otherwise acceptable scheme.

Disclaimer

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