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Application Ref: **2011/6199/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

12 June 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:
Worsley Court
45 Pilgrims Lane
London
NW3 1SR

Proposal:

Erection of 5 storey building to provide four residential units (Class C3) comprising two dwelling houses over all floors and two studio flats at part lower ground floor, including works of excavation at lower ground floor level, following the demolition of existing building. Drawing Nos: Site Location Plan; A5; A10 A; A50; A51; A52; A61; A60; A62; A63; A90; A91; A92; A93; S50; S51; S52; S80; S90; S91; S92; S93; A100 A; A101 A; A102 A; A103 A; A104 A; A105 A; A150 B; A151 A; A152 A; A153 B; A160 A; A161 A; A162 A; A163 A; SKK150 B; SKK151 A; SK152 A; SKK153 B; SK20 (proposed bicycle store); SK20 (scheme footprint comparisons); SK21; SK22; Savills Daylight and Sunlight letter dated 5 April 2012 JL050412(DW); Savills Daylight/Sunlight Report 4 December 2011; dMFK Design and Access Statement; Tomlinson Tree Surgeons Pre-development Arboricultural Report 29 November 2011; Cundall Sustainability & Energy Statement 10 November 2011 1005078 issue 2; LPP Planning Statement December 2011; Elliott Wood Basement Impact Assessment February 2012 211621.1 rev P1



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

Reason(s) for Refusal

- 1 The proposed building, by virtue of its inferior quality of architectural design compared with the existing building on the site fails to preserve and enhance the character and appearance of this part of the Hampstead Conservation Area, contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 2 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works to repave the footway adjacent to the site, would be likely to result in an unacceptable impact on the public highway and pedestrian safety, 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 DP16 (Transport implications of development), 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.
- 3 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level 3 of the Code for Sustainable Homes assessment would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) and of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and 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) and CS19 (Delivering and monitoring the Core Strategy) 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 network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 2-4 could be overcome by entering into a Section 106

Legal Agreement with the Council for a scheme that was in all other respects acceptable.

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