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Application Ref: **2012/0916/P**  
Please ask for: **Neil Zaayman**  
Telephone: 020 7974 **2630**

30 May 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:

**Englands Lane Residence**  
**Englands Lane**  
**London**  
**NW3 4XY**

Proposal:

Erection of new rear wing comprising 4-storeys and roof (behind L-shaped block), alterations to existing L-shaped block fronting Englands Lane/Haverstock Hill including replacing existing roof storey with new brick sheer storey and erection of new roof level all in connection with provision of 35 additional hostel rooms and refurbishment of 15 existing hostel rooms (Sui Generis) and provision of covered cycle parking.

Drawing Nos: Drawing No(s) (Prefix ELH/P A -) 00; 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16; 17; 18; 19; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31; 32; 33;

Drawing No(s) (Prefix ELH/E PH-) 01; 02; 03;

Drawing No(s) (Prefix ELH/P A -) 12; 13; 14; 15; 16; 17; 18; 19; 20;

Site Location Plan; Drawing No(s) (Prefix ELH/E A-) 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11

Design and Access Statement by Chassay + Last Architects dated February 2012;

Arboricultural Impact Assessment Report by Adam Hollis dated 30th March 2012;

Daylight, sunlight & overshadowing (Draft) by Drivers Jonas Deloitte dated 07/12/2011;

Code for Sustainable Homes by Price Myers dated 9th February 2012;



Energy Strategy Report by Price Myers dated 9th February 2012;  
Hostel Management Plan dated May 2012.

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

#### Reason(s) for Refusal

- 1 The applicant has failed to demonstrate, by way of identifying the intended occupiers and the manner in which the hostel would be operated and managed, that the proposals would provide an acceptable level of residential amenity for future occupiers, would protect the amenity of neighbours and the area generally, and would contribute to creating a mixed and inclusive community, 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 policies DP8 (Accommodation for homeless people and vulnerable people) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed rear extension, by reason of its proximity to the London Plane and the proposed bicycle store, by reason of its proximity to the Ash tree, would likely result in harmful impact to the protected trees which make a significant contribution to the amenity within the conservation area, contrary to core policy CS15 (Open space and biodiversity) and development plan policy DP24 (Securing high quality design) of the Council's Local Development Framework.
- 3 The proposed development, in the absence of a BREEAM pre-assessment, fails to demonstrate how the development would achieve a "very good" BREEAM rating, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change 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 policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement requiring a contribution to secure associated highways works to be undertaken adjacent to the site, would be likely to result in an unacceptable impact on the local transport system, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The 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.
- 5 The proposed development, in the absence of a legal agreement securing financial contributions towards pedestrian and environmental improvements in the area, would fail to mitigate the impact of the development created by increased trips

contrary to CS11 (Promoting sustainable and efficient travel) 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) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, in the absence of a legal agreement for car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy CS11 (Promoting sustainable and sufficient 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.
- 7 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation in accordance with, a construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users, and would be detrimental to the amenities of the area generally, contrary to policies CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP20 (Movement of goods and materials) and DP32 (Air Quality) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement to secure a contribution towards community facilities, would be likely to result in unacceptable additional pressures on existing facilities in the area, contrary to policy CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing a contribution for public open space, would be likely to contribute to pressure and demand on the existing open space in this area, contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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