

Michael Burroughs Associates
33 Shore Road
HOLYWOOD
COUNTY DOWN
N.IRLAND
BT18 9HX

Application Ref: **2011/2126/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

18 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

Householder Application Refused

Address:
22 Thurlow Road
London
NW3 5PP

Proposal:

Excavation and erection of side extension to accommodate new garage at lower ground floor and habitable space at ground floor and first floor level following demolition of side extension; excavation at basement level in connection with rear extension at lower ground and basement level under the rear garden including swimming pool, gym, spa, plant room and associated landscaping to dwellinghouse (Class C3).

Drawing Nos: Site location plan; 1154/S 02; 1154/S 03; 1154/S 04A; 1154/S 04B; 1154/S 04C; 1154/S 05A; 1154/S 05B; 1154/S 05C; 1154/S 05D; 1154/S 06; 1154/S 07; 1154/S 10; 17676/SE-10; 17676/SE-11; 17676/SE-12; 17676/SE-13; 17676/SE-14; 1154/R/AP/01 REV 1; 1154/R/AP/01 REV 1; 1154/R/AP/02 REV 1; 1154/R/AP/03 REV 1; 1154/R/AP/04 REV 1; 1154/R/AP/05 REV 1; 1154/R/AP/06 REV 1; 1154/R/AP/07 REV 1; 1154/R/AP/08 REV 1; 1154/R/AP/09 REV 1; 1154/R/AP/11 REV 1; 1154/R/AP/12 REV 1; Noise Assessment (Rev 1) dated 27 May 2011; Basement Impact Assessment (P2051) dated October 2011 Version 1.0; Supplementary Ground Investigation Report (October 2011) (J11021A); Desk Study & Ground Investigation Report; Structural Planning Report (17676) dated April 2011; Arboricultural Report (April 2011).



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 fails to demonstrate that the works required to implement and the longer term impact of the development itself would have a satisfactory impact on existing groundwater conditions and the structural stability of neighbouring residential buildings, detrimental to the built and natural environment and local residential amenity, contrary to policies 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 DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development by virtue of its scale and depth would result in the loss of trees, and would fail to provide satisfactory landscaping provisions, resulting in a harmful impact on the biodiversity value of the site and the general character and appearance of the host property and the wider conservation area, contrary to policies 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), DP25 (Conserving Camden's heritage) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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.
- 4 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.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal No's 3 and 4 could be overcome by entering into a S106 planning obligation with the Council.

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