

Dongolis Ltd
Flat 1 52 Church Crescent
London
N10 3NEApplication Ref: **2011/5717/P**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

23 March 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:

**Garages Adjacent to 56 Fitzjohn's Avenue
London
NW3 5LT**

Proposal:

Erection of two-storey dwellinghouse with basement (following demolition of existing single-storey garage) (Class C3)

Drawing Nos: Site Location Plan; Drawing No(S) 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012.

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

Reason(s) for Refusal

- 1 The proposal, due to the forward projection, height, bulk and further infilling of the gap between Nos 56 and 58 Fitzjohn's Avenue, will appear as an incongruous feature in the street scene, harmful to the host property and the character and appearance of the Conservation Area, contrary to Policy CS14 (promoting high quality places and conserving our heritage) of London Borough of Camden Local Development Framework Core Strategy, Policy DP24 (securing high quality design)



- and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposal, as a result of its poor layout, inadequate size and outlook would represent substandard living accommodation contrary to Policy CS6 (providing quality homes) of London Borough of Camden Local Development Framework Development Policies, Policy DP24 (securing high quality design) of London Borough of Camden Local Development Framework Core Strategy.
 - 3 Insufficient information has been submitted to demonstrate that the proposed basement excavation would not have a significant adverse impact on the structural stability of the application site and adjacent properties, drainage and the local water environment. As such, the scheme is contrary to policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards) 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), DP25 (Conserving Camden's heritage), 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.
 - 4 The applicant has failed to demonstrate that the proposed new build would achieve compliance with Level 3 of the Code for Sustainable Homes, which ensures improvements in environmental sustainable performance in line with the government's timetable towards zero carbon housing. As such, the scheme is contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
 - 5 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (parking standards) 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 reason 5 could be overcome by entering into a legal agreement with the local planning authority to ensure the development is car free.

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