

The Charlton Brown Partnership  
4A The Old Chapel  
Shepherds Walk  
Hampstead  
London  
NW3 5UE

Application Ref: **2010/3972/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

23 December 2011

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:  
**100A Fellows Road (Land Fronting King's College Road)**  
**London**  
**NW3 3JG**

Proposal:  
Erection of a basement, ground and first floor single dwelling house (Class C3) fronting King's College Road.

Drawing Nos: 1070/S-01 (including Site Location Plan); S 02; S 03; S 04; S 05; S 06; AP2 01C; AP2 02D; AP2 03D; AP2 04 D; AP2 05D; AP2 06; AP2 07; AP2 08A; AP2 09; AP2 10A; Tree Survey by TRETEC dated June 2009; Code for Sustainable Homes Pre-Assessment by Ramboll dated 20th June 2011; Structural Basement Impact Assessment by Michael Alexander Consulting Engineers dated June 2011; BRE Daylight and Sunlight Report by GVA dated 20th June 2011; extract from Rayotec website with details of Schott Photovoltaics; PE Rainwater Storage Tank from Aquality Intelligent Trading and Consulting Ltd dated August 2008.

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

Reason(s) for Refusal



- 1 The proposed basement development, by reason of its excessive footprint in relation to the plot size would leave insufficient margin for sustaining growth of trees and planting characteristic of front gardens in the area and would be detrimental to the character and appearance of the conservation area, contrary to policies CS14 (Promoting high quality places) and CS15 (Protecting and improving parks and open spaces) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage) and DP27 (Basement and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, by reason of its internal layout would provide low levels of natural light, outlook and natural ventilation and would fail to provide a good standard of habitable accommodation and would be detrimental to the residential amenity of future occupiers, 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 DP2 (Making full use of Camden's capacity for housing) and DP26 (Managing the impact of development) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of details of the proposed underground water tank in the rear garden and an Arboricultural report to assess its impact on the Sycamore tree located on the adjoining site (51 Eton Avenue), could harm the long term health and amenity value of the tree, to the detriment of the character and appearance of the conservation area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) 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.
- 4 The proposed development, in the absence of a legal agreement to secure the submission of, 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 would 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) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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.

- 6 The proposed development, in the absence of a legal agreement to secure post-construction Code for Sustainable Homes Pre-Assessment demonstrating compliance with Level 4 of the Code for Sustainable Homes 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.
- 7 The proposed development, in the absence of a legal agreement to secure contributions to ensure a highway contribution to mitigate against the impact of development outside of the application site, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

### **Disclaimer**

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