

KSR Architects  
14 Greenland Street  
London  
NW1 0ND

Application Ref: **2011/3669/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 October 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:  
**4 North End  
London  
NW3 7HH**

Proposal:  
Erection of four semi-detached three storey plus basement dwellinghouses (Class C3) with associated basement patios, forecourt parking for four cars and landscaping.

Drawing Nos: site location plan; X100, X301, D100K; P090K, 100K, 110K, 120K, 130K, 201K, 301K, 302K, 303K, 304K; Basement Impact Assessment report ref GB/8235 dated July 2011 by TWS; Energy Efficiency Statement and Code for Sustainable Homes Pre-assessment report dated July 2011 by Hoare Lea; Tree report ref 0711 by Tretec; Stage Two Daylight and Sunlight Report dated May 2011 by GL Hearn.

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 of four large houses, by reason of their bulk, footprint and layout, would result in an excessive form of site coverage which would be out of



character with the prevailing urban grain and landscape of the area and which would be detrimental to the character and appearance of this part of the Hampstead Heath Conservation Area. This would be 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) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by reason of its inadequate quantity and quality of landscaped spaces and tree planting around the site in the context of its heathside setting, would be detrimental to the character and appearance of the streetscene, the edge of Hampstead Heath and this part of the conservation area. This would be contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Open space and biodiversity) 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 of four houses, by reason of their detailed design, would be detrimental to the character and appearance of the streetscene and this part of the Hampstead Heath Conservation Area, contrary to policy 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) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed forecourt parking, by reason of its detailed design and layout, would prevent all cars entering and exiting the site in a forward facing direction which would be detrimental to the safety of pedestrians, cyclists and vehicles, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport) and DP21 (Development connecting to highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement requiring a post-construction sustainability review, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Sustainable construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing 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 efficient travel) 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.

- 7 The proposed development, in the absence of a legal agreement securing a construction management plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to contrary to policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP21 (Development connecting to 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 5,6,7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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