

Robert Shaw Architects
32 Foster Road
LONDON
W4 4NY

Application Ref: **2011/4165/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

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:

**All Hallows Church
Savernake Road
London
NW3 2DL**

Proposal:

The erection of a single storey extension to the south elevation of the church; landscaping works to western frontage including new hardstanding with vehicular crossover from Savernake Road and re-levelling at south-west corner with steps up from Shirlock Road to the existing church (Class D1).

Drawing Nos: Location plan; 09 - 601, 602D, 603A, 604A, 605A, 606A, 607, 608; 5783-1, 5783-2.

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

Reason(s) for Refusal

- 1 The proposed side extension, by virtue of its detailed design, relationship with the existing All Hallows Church and with the wider street scene, would be harmful to the



special interest of the Grade II* listed building and the character and appearance of the Mansfield Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

- 2 The proposed car parking space, by reason of its prominent corner location in close proximity to the church building and its compromising effect on the existing boundary wall and memorial would be harmful to the setting of the Grade II* listed building and the character and appearance of the Mansfield Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.
- 3 The proposed car parking space by reason of its close proximity to the junction of Savernake Road and Shirlock Road would be harmful to traffic safety contrary to DP16 (the transport implications of development), DP19 (managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed car parking space and related hard landscaping works, by reason of the loss of an existing ash tree, would be harmful to the character and appearance of the Mansfield Conservation Area contrary to policies CS14 (promoting high quality places and conserving our heritage), CS15 (open space and biodiversity), DP24 (securing high quality design) and DP25 (conserving Camden's heritage) of the London Borough of Camden Core Strategy and Local Development Framework Development Policies.

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