

ROH-Architects
25 Lonsdale Road
London
NW6 6RA

Application Ref: **2011/0201/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

27 September 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

Outline Planning Permission Refused

Address:
61 - 63 Holmes Road
London
NW5 3AN

Proposal:
Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (application seeks permission for scale, layout and access only and not appearance of the building or landscaping).

Drawing Nos: Site Location Plan; E-100; E-200; E-201; E-300; E-301; P-100; P-101 rev A; P-103 Rev A; P-104 Rev B; P105; P-106 rev A; P-107; P-108 rev A; P-109; Daylight and Sunlight assessment 14/08/2011; Groundwater screening flowchart; surface flow screening flowchart.

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

Reason(s) for Refusal



- 1 The proposed mix of units, by reason of the excessive number of 1 bedroom flats and lack of larger flats including 3 bedroom family sized units, would not provide an appropriate range of unit sizes and types and thus fails to meet the housing needs of the Borough, contrary to policies CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework and Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 2 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.
- 3 The proposed development, in the absence of a legal agreement securing educational contributions, would fail to mitigate its demands and pressures placed upon local educational resources, contrary to policies CS10 (Community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy.
- 4 The proposed development, in the absence of a legal agreement for securing contributions for public open space, would be likely to contribute to pressure and demand on the existing open space in this area contrary to DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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 give rise to conflicts with 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.
- 6 The proposed development, in the absence of a legal agreement securing necessary repaving works to the highway, would fail to secure adequate provision for and safety of pedestrians contrary to policy CS19 (delivering the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement to incorporate environmental sustainability measures, in its use of energy, water and resources, including the submission of a post-construction review demonstrating compliance with a Code for Sustainable Homes level 3 score, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policy

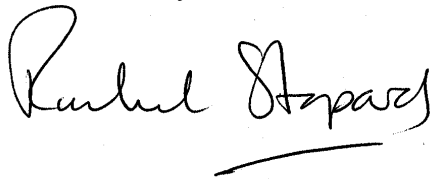
CS13 (tackling climate change) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 2 - 7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 Without prejudice to any future application or appeal, the applicant is advised that Members of the Development Control Committee expressed a strong preference for the submission of a full planning application on this site.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.