

Cornish Architects
Peer House
8-14 Verulam Street
London
WC1X 8LZ

Application Ref: **2011/2624/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

2 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

Renewal of Full Planning Permission Refused

Address:
100 West End Lane
London
NW6 2LU

Proposal:

Renewal of planning permission granted on 7th July 2008 for "Change of use of accommodation ancillary to the public house (Class A4) over part basement, part first, second and third floors to 14 self-contained flats (Class C3) comprising 9 x studios, 2 x 1 bed, 2 x 2 bed and 1 x 3 bed; together with alterations at roof level including new fenestration to provide additional accommodation at roof level, a second floor extension onto Broadhurst Gardens, and creation of new disabled access ramp onto Broadhurst Gardens."

Drawing Nos: 103/A010Rev04; 103/A040Rev04; 103/A050Rev04; 103/A051Rev04; 103/A052Rev04; 103/A053Rev04; 103/A054Rev04; 103/A060Rev04; 103/A061Rev04; 103/A062Rev04; 103/A070Rev04; 103/A071Rev04; 103/A072Rev04; 103/A090Rev04; 103/A100Rev04; 103/A101Rev04; 103/A102Rev04; 103/A103Rev04; 103/A104Rev04; 103/A200Rev04; 103/A210Rev04; 103/A220Rev04; 103/A230Rev04; 103/A300Rev04; 103/A310Rev04; XV-077Rev3; Affordable Housing Viability Assessment 103/RevA; Energy Assessment 103/rev B; EcoHomes Assessment 103/Rev A; Green Roof information.



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

Reason(s) for Refusal

- 1 The applicant has failed to demonstrate that the development would provide the maximum reasonable contribution to affordable housing and thus make a satisfactory contribution to meeting the appropriate range of Camden's housing needs. The proposal would thereby conflict with Policy DP3 (Contributions to the Supply of Affordable Housing) of the Camden Development Policies 2010 and Policy CS6 (Providing Quality Homes) of the Camden Core Strategy 2010.
- 2 The proposed development, by virtue of its failure to provide an appropriate mix of homes, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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 (Promoting sustainable and sufficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a S.106 legal Agreement to secure a contribution towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 5 The proposed development, in the absence of a legal agreement securing public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's open space facilities. The proposal would thereby conflict with Policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and Monitoring the Core Strategy) of the Camden Core Strategy 2010.
- 6 The proposed development, in the absence of a legal agreement securing contributions to ensure reinstatement and repaving of the footway adjacent to the site would be likely to harm the Borough's transport infrastructure. The proposal would thereby conflict with Policy CS19 (Delivering and Monitoring the Core Strategy) of the Camden Core Strategy 2010 and Policies DP16 (The Transport Implications of Development) and DP21 (Development Connecting to the Highway Network) of the Camden Development Policies 2010.
- 7 The proposed development, in the absence of a legal agreement to secure the provision of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users. The proposal thereby conflicts with Policy CS19 (Delivering and

Monitoring the Core Strategy) of the Camden Core Strategy 2010 and Policies DP16 (The Transport Implications of Development) and DP21 (Development Connecting to the Highway Network) of the Camden Development Policies 2010.

- 8 The proposed development, in the absence of a legal agreement requiring a sustainability plan with post construction review, would fail to be sustainable in its use of resources. The proposal thereby conflicts with Policy CS13 (Tackling climate change through promoting higher environmental standards) of the Camden Core Strategy 2010 and Policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the Camden Development Policies 2010.

Informative(s):

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