

Mrs A McCarthy
c/o Alan Power Architects Ltd
13 Needham Road
London
W11 2RP

Application Ref: **2010/2456/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

1 July 2010

Dear 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:
**29A Frognal
London
NW3 6AR**

Proposal:
Erection of a new residential dwelling (class C3), following the demolition of existing.

Drawing Nos: Energy statement;
Lifetime homes;
Photo montage;
Waste and recycling storage;
Structural note on the feasibility of the proposed basement;
486/201; 202; 203; 205; 204; 200; 04; 03; 02; 01;
SK01;

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed dwelling by reason of its bulk, massing, footprint and detailed design,



would be an incongruous addition to the terrace, to the detriment of the character and appearance of the host terrace of which it would form a part and the wider conservation area, contrary to policies B1 (General Design Principles) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to result in an unacceptable impact on the public highway, contrary to policy T12 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden planning Guidance 2006.
- 3 The applicant has failed to adequately demonstrate that the proposed exterior air source heat pump, by reason of its location and potential for noise and vibration nuisance, would not have an adverse impact on the amenity of neighbours contrary to policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise and vibration pollution) and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed roof terrace, by reason of its location and insufficient screening, would likely to present unreasonable opportunities for the overlooking of 27b Arkwright Road, which would be detrimental to the privacy and amenity of neighbouring occupiers, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informatives:

- 1 In the event that a replacement dwelling of an acceptable design is proposed, you are advised that the application would need to be accompanied by a detailed hydrological study.

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