

Transformation Architects
17 Bonny Street
London
NW1 9PE

Application Ref: **2010/0425/P**
Please ask for: **Hannah Parker**
Telephone: 020 7974 **6805**

16 March 2010

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:

Land at rear of Oak Hill House
Oak Hill Park
London
NW3 7LP

Proposal:

Erection of new 5 bedroom single storey dwelling house within curtilage of existing residential block (Class C3), including communal roof garden for use by occupants of Oak Hill House.

Drawing Nos: Arboricultural Impact Assessment Report; Arboricultural Method Statement; Location Plan; 1703.004; 003; 002; 001 REV B; 014 REV A; 013 REV A; 011; 012; 006; 005; 017 REV A; 100 REV A; 016; 010 REV B; 101 REV A; 21; 018 REV A; 7 REV A; 8; 015;

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

Reasons for Refusal

- 1 The proposed dwelling house, by reason of its size, scale, location and detailed design, would represent an incongruous feature in the rear garden of Oak Hill



House, harm the building's architectural integrity and detract from its setting, to the detriment of its character and appearance and that of the wider conservation area. As such, the proposal would be contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 Insufficient information has been submitted to demonstrate that the construction of the proposed property would not have a significant adverse impact on trees. As such the scheme is contrary to policies N8 (Ancient woodlands and trees) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The parking area for the proposed development, on account of its size potentially providing off-street parking for up to three motor vehicles, would exceed the limits set out in Camden's Parking Standards and as such would be contrary to Policy T7 (Off-street parking, city car clubs and city bike schemes) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed development, in the absence of a legal agreement to secure the new residential unit as car-capped housing, it would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to Policies T8 (Car-free and car-capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 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 create dangerous situations for pedestrians and other road users contrary to Policy T1 (Sustainable Transport) and T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative:

- 1 The applicant is reminded of the need to provide residential accommodation of an adequate standard in terms of access to natural light.

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