

The London Planning Practice LLP
61 Chandos Place
Covent Garden
London
WC2N 4HG

Application Ref: **2009/2210/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **2516**

3 July 2009

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:
**1 Radlett Place
London
NW8 6BT**

Proposal:
Demolition of existing single family dwelling house (Class C3) and the erection of a single family dwelling house (Class C3) with associated landscaping, car parking, two-storey guest house and single-storey annex in garden.

Drawing Nos: Arboricultural statement-report 4; Landscape design-report 5; transport statement report 6; Acoustic report-report 7; Lighting impact assessment statement-report 8.

EX-001 rev A; 002 rev A; 100 rev A; 300 rev A; 8163.10.01; 8163.11.01; 8163.19.01; P-40-000 rev A; 001 rev A; p-70-000 rev A; 001 rev A; 002 rev A; 003 rev A; 004 rev A; 005 rev A; 006 rev A; Design & Access Statement-report 1; structural considerations-report 2; sustainability & MEP services design statement for planning-report 3;
P-30-000 rev C; 001 rev C; 002 rev C; 003 rev C; 004 rev C; 005 rev C; P-50-000 rev B; 001 rev B; 002 rev B; 003 rev B; 004 rev B; 005 rev B; P-60-000 rev B; 001 rev B; 002 rev B; 003 rev B;

Planning statement; sustainability comments; site details; report & valuation; P10-10-000 rev B; 001 rev A; 002 rev B; 003 rev B; 004 rev B; 005 rev C; 006 rev B; P-20-000 rev C; 001 rev B; 002 rev C; 003 rev C; 004 rev B; 005 rev C; 0006 rev C;



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

Reason(s) for Refusal

- 1 The submitted financial evidence does not demonstrate that the provision of affordable housing or a financial contribution in lieu would restrain residential development on the site. Consequently the failure to make a contribution to the supply of affordable housing is contrary to Policy H2 of the London Borough of Camden Unitary Development Plan 2006 and Policies 3A.9, 10 and 11 of the London Plan 2008 (Consolidated with alterations since 2004).
- 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.

Informative(s):

- 1 In the context of a scheme which was in all respects acceptable the Council would seek the following by condition: sample panel of materials, compliance with the Council's noise standards, tree protection measures, hard and soft landscaping, details of the green roof and a maintenance plan and a Grampian condition for highways works.

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