

DP9
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2008/4783/P**

Please ask for: **Sara Whelan**

Telephone: 020 7974 **2717**

1 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:

4 St Augustines Road

London

NW1 9RN

Proposal:

Erection of basement and part three, four and five storey building to create nine residential units (Class C3) plus associated disabled parking, cycle and refuse stores and landscaping.

Drawing Nos: 1700/01 D; 02 E; 03 E; 04 F; 05 F; 06 F; 07 F; 08 F; 09 F; 10 E; 11 E; 12 E; 13 F; 14 F; 15 E; 16 E; 17 F; 18 E; 1700/C/01; 02; HPR C R W C 01 01; Photosheet x4; Environment Statement; Daylight & Sunlight Report; Environmental Noise Assessment; Interpretative Report on Site Investigation and Palette of Materials; Design & Access Statement

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its scale and detailed design, would appear as an incongruous feature on this prominent site, failing to preserve or



enhance the character and appearance of the Camden Square Conservation Area or the wider area contrary to policies B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, guidance within the Camden Planning Guidance (2006) and Camden Square Conservation Area Statement.

- 2 The proposed development, in the absence of a legal agreement for an affordable housing contribution in the circumstances that any of the residential units are subdivided in the future, would fail to provide an acceptable amount of affordable housing, contrary to policy H2 (Affordable housing) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to Camden Planning Guidance 2006.
- 3 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, contrary to policy N4 (Providing public open space) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to Camden Planning Guidance 2006.
- 4 The proposed development, in the absence of a legal agreement securing educational contributions, would be likely to contribute unacceptably to pressure on the Borough's educational facilities, contrary to policy SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking congestion in the surrounding area, contrary to policies T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development plan 2006 and to Camden Planning Guidance 2006.
- 6 The proposed development, in the absence of a legal agreement for a Construction Management Plan, would be likely to result in disruption and traffic congestion during construction to the detriment of local residential amenity. This would be contrary to Policy T12 (Works affecting highways) and T16 (Movement of goods) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 7 The proposed development, in the absence of a legal agreement securing improvements to the highway, would fail to secure the adequate access and safety of pedestrians, cyclists and vehicles, contrary to policies T3 (Pedestrians and cycling) and T12 (Works affecting highways) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 8 The proposed development, in the absence of a legal agreement requiring a full Code for Sustainable Homes Assessment prior to works commencing on site and a post construction review, would fail to be sustainable in its use of resources, contrary to policies SD9 (Resources and energy) and B1 (General design principles) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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