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Southgate
London
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Application Ref: **2008/2647/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

12 March 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:
**11 Holmdale Road
London
NW6 1BE**

Proposal:
Replacement of existing garages with a building comprising basement, ground, first floor with pitched roof above for use as a 1 x bedroom single family dwelling (Class C3)

Drawing Nos: Site Location Plan; 111R-NEW A; 112R-NEW a; 113 A; 2 x sketch drawings; Photosheet; Lifetime Homes Issues ; Sustainability Principles

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 height, bulk, materials and detailed design would have a detrimental impact on the character and appearance of street scene as a whole, including the adjacent part of the West End Green/ Parsifal Road Conservation Area, contrary to policies B1 (General design principles), B7 (conservation areas) and B9B (important local views) of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 The proposed structure by reason of height, bulk and position would cause an unacceptable loss of daylight and outlook and sense of enclosure to rear facing habitable room windows within the building at No. 11 Holmdale Road, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed development would be likely to result in the displacement of two off-street car parking spaces, which would exacerbate local parking stress and congestion in the surrounding area contrary to policy T9 (Impact of parking) of the London Borough Of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed development fails to adequately address 'Lifetime homes' standards, contrary to Policy H7 (Lifetime homes and wheelchair housing) 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 stress and congestion in the surrounding area contrary to policies T8 (Car-free housing and car-capped housing), T9 (Impact of parking) and SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 6 The proposed development in the absence of a legal agreement for highway works fails to secure adequate provision for the safety of pedestrians and cyclists contrary to policies SD2 (legal agreements), T3 (pedestrians and cyclists) and T12 (works affecting the highway) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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