

SLLB Ltd
Mr Daniel Smith
4-8 Canfield Gardens
London
NW6 3BS

Application Ref: **2008/3963/P**

Please ask for: **Max Smith**

Telephone: 020 7974 **5114**

15 December 2008

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 Mill Lane

London

NW6 1NT

Proposal:

Demoition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).

Drawing Nos: 981-02B; 03 B; 04B; K38.54/01; 02 Rev B; DAT/9.0; P-001; 002; 003; Noise Assessment; Arboricultural Implications Assessment; Daylight Sunlight report; Structural Engineer Aspects; Transport; Ecological Review; Planning Statement; Desktop Environmental Site Assessment; Preliminary Assessment for Planning; Sustainability Statement; Ground Investigation Report

A100; 101A; 102A; 103A; 104A; 105A; 106A; 107A; 108A; 201; 202; 203A; 204; 205; 206; A501A; A801; EC/201; 202; 203; 204;

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



Reason(s) for Refusal

- 1 In the absence of sufficient evidence to justify the level of affordable housing proposed in the scheme, which is significantly below the 50% target, the proposal would make an inadequate contribution to the supply of affordable housing, contrary to policies H2 (Affordable Housing) of the Camden Replacement Unitary Development Plan 2006 and Policy 3A.11 of the London Plan.
- 2 The proposed development would be unduly dominant in its context, by reason of its bulk and massing, and therefore harmful to the character of the surrounding area, contrary to policy B1 (General Design Principles) of the Camden Replacement Unitary Development Plan 2006.
- 3 The proposed development, in the absence of a S.106 legal agreement requiring a construction management plan and the provision of funding for two on-street car club bays and highways works adjacent to the site, would be likely to result in an unacceptable impact on the local transport system, contrary to policies T1 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 4 The proposed development, in the absence of a S.106 legal agreement securing compliance with the BREEAM report and a post construction review, would fail to be sustainable in its use of resources, contrary to policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 5 In the absence of a S.106 legal agreement requiring a Sustainable Design and Construction Statement, a Mechanical Services Statement, an Energy Statement, and a Water Strategy for the site, with post construction review, the development would fail to be sustainable in its use of resources, contrary to policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 6 In the absence of a S.106 legal agreement to secure the transfer of part of the site to the Council's ownership for use as a nature reserve, including improvements to the land and funds for initial maintenance requirements, the proposed development would fail to protect the designated open space, contrary to Policy N2 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.
- 7 The proposed development, in the absence of a S.106 legal agreement requiring a contribution of £68,084 towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policy SD2 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 S.106 legal agreement requiring a financial contribution towards the improvement of community facilities, would place an unacceptable strain on such existing facilities, contrary to policy SD2 of the

London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.

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