

Saloria Architects  
Unit 26  
Cygnus Business Centre  
Dalmeyer Road  
London  
NW10 2XA

Application Ref: **2007/4410/P**  
Please ask for: **Alex Bushell**  
Telephone: 020 7974 **2661**

20 February 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:  
**151 Broadhurst Gardens**  
**London**  
**NW6 3BE**

Proposal:  
Erection of part one/part two-storey single-family dwellinghouse to rear of 151 Broadhurst Gardens following demolition of car repair workshop (Class B1).

Drawing Nos: Site Plan; 7057-01-P0; 7057-02-P0; 7057-03-P2; 7057-04-P2; 7057-05-P2; 7057-06-P1; 7057-07-P0; 7057-08-P1; 7057-09-P1; and 7057-10-P1.

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

#### **Reason(s) for Refusal**

- 1 The proposed building would, by virtue of the inappropriate scale, height, proportions and detailed design, relate poorly to adjoining buildings in West Hampstead Mews and detract from the character and appearance of the Conservation Area contrary to policies B1 (General design principles) and B7 (Conservation Areas) of the London Borough of Camden Unitary Development Plan 2006.



- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute to parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety contrary to policy T9 (Impact of parking) of London Borough of Camden Unitary Development Plan 2006.

Informative(s):

- 1 The applicant is advised that a new planning application with appropriate revisions to the plot width, roofline, elevation proportions and detailed design together with a written undertaking to conclude a 'car-free' Section 106 agreement is more likely to be viewed favourably. To discuss suitable design revisions, please contact Charles Rose in the Council Urban Design and Renewal Team on 020 7974 1971.

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