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ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
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Peter Thomson Associates,
Attn. P. Thompson,
19 Holly Hill,
London,
NW3 6QN

Application No: PW9702255
Case File: C7/2/6

12th September 1997

Dear Sir(s)/Madam

NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

REFUSAL OF PERMISSION FOR DEVELOPMENT

Address : **North Fairground Site, Vale of Health, NW3 (Appeal)**

Date of Application : **24/03/1997**

Proposal :

Erection of a 4 storey block of 15 self-contained flats with basement car parking for 15 cars on the northern half of the site, and change of use of the southern half to public open space, as shown on drawing numbers> HS/01 to /09

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused permission for the following reason(s):

Reasons for Refusal

- 1 The proposal involves development on Private Open Space and Metropolitan Open Land, contrary to policies LE8, LE9, EN66, EN68 to protect such open space as contained in the London Borough of Camden Borough Plan and draft Unitary Development Plan.
- 2 The proposal would be detrimental to the setting and character of Hampstead Heath, contrary to policies LE8, EN66, HR4 contained in the London Borough of Camden Borough Plan and draft Unitary Development Plan.
- 3 The proposed development would result in a total density in excess of that indicated as appropriate in the London Borough of Camden Borough Plan and draft Unitary Development Plan.

Director Mark Gilks BA(Hons),M.Soc.Sc.,MRTPI

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- 4 It is considered that the proposed scheme is excessively bulky and large in relation to the character of the area generally and is thus considered to be overdevelopment of the site.
- 5 It is considered that the proposal is inappropriate in terms of detailed design, height; layout and massing, as well as its ground floor layout, and as such would be detrimental to the special character and appearance of this part of Hampstead Village Conservation Area.
- 6 The proposal does not contain sufficient family sized dwellings, contrary to policy HG20 contained in the draft London Borough of Camden Unitary Development Plan.
- 7 The proposal does not meet Development Standards contained in the draft LBC Unitary Development Plan in relation to car parking and servicing.

This application was dealt with by Charles Thuaire on 0171 860 5867.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department
(Duly authorised by the Council to sign this document)

DecfplanRa/TPFU