

Architect. Associates
37 Wentworth Park
London N3 1YE

Our Reference: PL/8903044/
Case File No: H11/20X/A
Tel.Inqu:
MEJ
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 19 MAY 1989

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)

Refusal of Permission to Develop

The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby refuses to permit the development referred to in the undermentioned schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicants Rights set out in Appendix B.

SCHEDULE

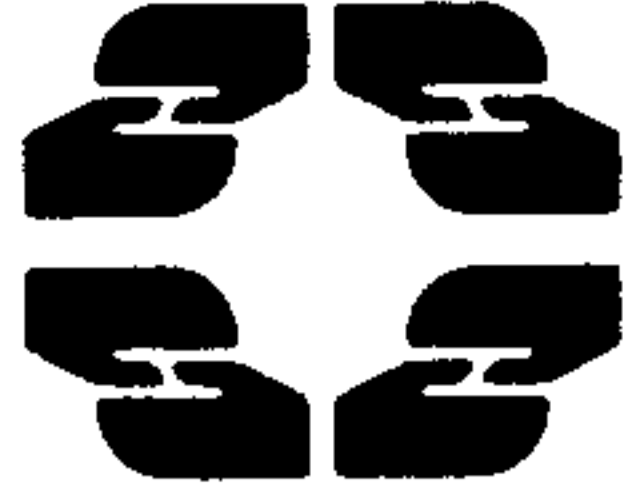
Date of Original Application : 8th January 1989

Address : 26-28 Hartland Road, (inc. 62 Hawley Road) NW1.

Proposal : Redevelopment of the site to provide six self-contained flats together with three car parking spaces, as shown drawing nos. HAR/099, and 200 (In Outline.)

Reason(s) for Refusal:

- 01 The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be overdevelopment of the site.
- 02 The proposed development would result in a total density in excess of that indicated as appropriate in the Greater London Development Plan and the Written Statement of the London Borough of Camden Local Plan 1987 (the Borough Plan).
- 03 The Council's daylighting standards are not complied with, and access of adequate natural light to adjoining premises would be prevented to the detriment of their amenities.
- 04 The proposed accommodation is considered unsatisfactory as it lacks private open space.
- 05 The proposal fails to comply with the Council's car parking standards and would exacerbate on street congestion.
- 06 Whilst it is noted that details of design and external appearance are reserved for subsequent approval, it is nevertheless considered that the external design of the building would be likely to relate unsatisfactorily to the adjoining buildings and would therefore have an adverse effect on the visual amenity of the surrounding area.
- 07 The proposal involves a loss of light industrial floorspace contrary to



(Cont.)

(Our Reference: PL/8903044/)
(Case File No: H11/20X/A)

the Council's policies as expressed in the Borough Plan.

Yours faithfully

Director of Planning and Transport
(Duly authorised by the Council to sign this document)