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Application Ref: **2014/0586/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

14 July 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Land to rear of 100a & 102 Fellows Road,
Kings College Road,
London
NW3**

Proposal:

Erection of building comprising basement, ground and first floor for use as a single-family dwelling.

Drawing Nos: PLANNING APPLICATION PACKAGE (14 January 2014) - Appendix 1 - Design and Access Statement. Appendix 2 - Drawings and montages (01 Rev 3; 2a Rev 3; 2b Rev 3; 03 Rev 3; 04 Rev 3; 05 Rev 3; 06 Rev 3; 07 Rev 3; 08 Rev 3; 09 Rev 3; 10 Rev 3; 11 Rev 3; 12 Rev 3; 13 Rev 3; 14a Rev 3; 14b Rev 3; 15 Rev 3). Appendix 3 - Lifetime Homes. Appendix 4 - Code for Sustainable Homes. Appendix 5 - Daylight Assessment. Appendix 6 - Basement Impact Assessment. Appendix 7 - Tree Survey. Appendix 8 - Waste Storage and Collection. Appendix 9 - Construction Management Plan. Appendix 10 - Planning Obligations.

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, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to create an unacceptable impact on the amenity of neighbouring properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement requiring a sustainability review achieving Code Level 4 would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, DP22 (Sustainable construction), and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement requiring a contribution towards repair of the public highway in the event of damage caused during the construction period, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, by virtue of its bulk, massing, front building line and proximity to the boundary of the properties to the south, would be unduly prominent and would harm the character and appearance of the Belsize Conservation Area. This would be contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, by virtue of its height and depth along the boundary with properties to the south, would result in an overbearing development harmful to the amenity of neighbouring properties. This would be contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, by virtue of the excavation across the full extent of the

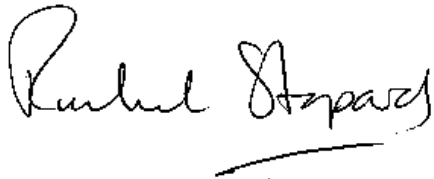
site and the potential shallow depth of soil above the excavation, would fail to provide opportunities for future soft landscaping. This would be contrary to policies DP23 (Water), DP24 (Securing high quality design) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment