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Application Ref: **2013/7242/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

1 August 2014

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:
Athlone House
Hampstead Lane
London
N6 4RU

Proposal:
Erection of 8 bedroom dwelling house (Class C3) with basement car park, swimming pool and plant rooms, and associated landscaping, following the demolition of Athlone House.

Drawing Nos: Design and Access Statement October 2013 Rev D; Planning statement October 2013; Heritage statement and NPPF analysis October 2013; Landscape and visual impact assessment October 2013; Historical landscape appraisal October 2013; Tree quality survey October 2013; Ecological survey October 2013;; Energy statement October 2013; Code for Sustainable Homes pre-assessment October 2013; Summary condition report Sep 2013; Preliminary budget estimate Oct 2013; Market evidence May 2013; Basement Impact Assessment May 2013 (by Price and Myers); Desk study and BIA report June 2013 (by GEA); Flood risk assessment Rev E October 2013; Transport statement October 2013; Noise survey May 2013;
5201/101A, 102A, 103A, 104A, 105, 106, 107, 108, 109, 110, 111A, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 029; JFAL-9135-07/J, 06A/B, 06B/B, 08, 09/B;
Planning Statement Addendum 14th May 2014; 5201/140 (May 2014); Area information-May 2014 (as revision to P.40 of DAS). Basement Impact Assessment - Addendum and Corrigendum by Price & Myers dated 17th July 2014.



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

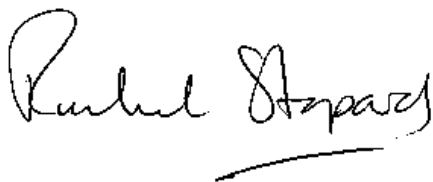
Reason(s) for Refusal

- 1 The new house, by reason of its size, bulk, form and design, is materially larger than the existing building it replaces on Metropolitan Open Land and is also more intrusive than the existing building on a previously developed site, in views from within the site and from the surrounding landscape and open spaces, resulting in a greater impact on the openness of Metropolitan Open Land. It is thus considered to be 'inappropriate development', as defined by the NPPF, and contrary to policy 7.17 of the London Plan and policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement requiring a post-construction sustainability review, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Sustainable construction), DP23 (Water) and DP32 (Air quality) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal number 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

Yours faithfully

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

Rachel Stopard
Director of Culture & Environment