

Brod Wright Architects
75 Haverstock Hill
Belsize Park
London
NW3 4SL

Application Ref: **2011/0526/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

1 April 2011

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:
8 Pilgrim's Lane
London
NW3 1SL

Proposal:

Excavation of basement extension with ground floor roof light, raising the ridge of the existing roofline to the south west elevation and erection of boundary wall and railings to front elevation as well as alterations to the fenestration and associated alterations to existing dwelling house (Class C3)

Drawing Nos: Site Location Plan; 999/S01; 999/S02; 999/S03; 999/S04; 999/S05; 999/S06; 999/S07; 999/S08; 999/S09; 999-AP2-01; 999-AP2-02; 999-AP2-03; 999-AP2-04; 999-AP2-05; 999-AP2-06; 999-AP2-07; 999-AP2-08; 999-AP2-09; Structural Report of the Formation of the Basement and Pool, Dated August 2010; Preliminary Construction Management Plan - CMP2 dated 1st February 2010; Report on the impact on trees, Dated 1st November 2010; Ground Investigation Report J10228A February 2011; Appendix to Ground Investigation Report; Trail Pit information;

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

Reason(s) for Refusal



- 1 In the absence of sufficient information the applicant has failed to demonstrate that the proposed basement excavation would not have significant adverse impacts on the structural stability of the application site and adjacent properties, drainage and the local water environment. As such, the scheme is contrary to policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed basement, patios, steps and associated excavation by virtue of their size, depth, bulk, mass and detailed design would have a adverse impact on the original proportions of the host building to the detriment of the quality of the building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) and DP27 (basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure contributions to ensure a highway contribution to mitigate against the impact of development, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure the provision of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users contrary to CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

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