

KAS
Flat 7 4 Bath Street
London
EC1V9LB

Application Ref: **2014/2037/P**
Please ask for: **Peter Higginbottom**
Telephone: 020 7974 **8783**

3 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
22 Lancaster Grove
London
NW3 4PB

Proposal:
Erection of a two-storey building plus basement following the demolition of existing building to provide four dwellinghouses (4 x 5-bed).

Drawing Nos: 22LG-P1-A-(00)-000; Demolition Plan 22LG-P1-(15)-001; Existing Plans 22LG-P1-(00)-002, 22LG-P1-(00)-10, 22LG-P1-(00)-11; Proposed Plans 22LG-P1-(10)-001 Rev C, 22LG-P1-(10)-002 Rev C, 22LG-P1-(10)-003 Rev C, 22LG-P1-(50)-SK100, 22LG-P1-(50)-SK101, 22LG-P1-(10)-10 Rev C, 22LG-P1-(10)-11 Rev C, 22LG-P1-(10)-12 Rev C, 22LG-P1-(11)-10 Rev C, 22LG-P1-(11)-11 Rev C, 22LG-P1-(11)-12 Rev C.

Documents: Arboricultural Impact Assessment Ref JKK8117, Tree Constraints Plan JKK8117_Figure 01.01, Tree Protection Plan JKK8117_Figure 03.01, Tree Retention and Removals Plan JKK8117_Figure 02.01, Design and Access & Planning Policy Statement, Basement Impact Assessment Ref BIA4193, Extended Phase 1 Habitat and Bat Survey Grid Ref TQ 271 845, Chemical Interpretive Report Ref CHEM/4193, Construction Management Plan by Stoneforce Ltd, Desk Top Study Report Ref DTS/4193, Energy Strategy Report by Syntegra Consulting dated 21/02/14, Factual Report Ref FACT/4193, Geotechnical Interpretive Report Ref GEO/4193, Noise Impact Assessment Ref: 10952.NIA.01, Structural Engineering Planning Report by Constructure Ltd dated Feb



2014, Ecology Baseline and Code for Sustainable Homes Assessment Report by Syntegra Consulting dated Feb 2014, Daylight, Sunlight & Overshadowing Report Rev A by Syntegra Consulting dated April 2014, Lifetime Homes Letter from KSA dated 20/04/14.

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 by virtue of its bulk, mass and extent of site coverage would result in overdevelopment of the site to the detriment of the character and appearance of the conservation area contrary to policy CS14 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP24 and DP25.
- 2 The proposed development by virtue of its bulk, mass and proximity to neighbouring properties would have an unacceptable impact on residential amenity by virtue of a combination of reduction of light, outlook and a heightened sense of enclosure contrary to policy CS5 of the London Borough of Camden Core Strategy and the London Borough of Camden Development Policies DP26.

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



Ed Watson
Director of Culture & Environment