

Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JSApplication Ref: **2014/5341/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

8 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
159 -161 Iverson Road
London
NW6 2RBProposal:
Demolition of existing building and erection of buildings ranging between three and seven storeys, comprising 23 residential units (Class C3) and 164sqm of employment floorspace (Class B1c).

Drawing Nos: [Prefix: 0974/A-] 000-001/P0, (as existing:) 025-001/P0, 025-002/P0, (as proposed:) 000-003/P7, 100-001/P7, 100-002/P7, 100-003/P7, 100-004/P7, 100-005/P7, 100-006/P7, 100-007/P7, 100-008/P7, 110-001-/P7, 110-002/P7, 110-003/P7, 110-004/P7, 120-001/P7, 130-001/P7; Design and Access Statement, by Dexter Moren Associates, dated August 2014. Environmental Noise Assessment Report R1260-188 B by Aulos, dated 31/07/2014; Daylight & Sunlight Report by Eb7, dated 07/08/2014; Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment by the Ecology Consultancy, dated 06/11/2013; Energy Statement, version 2 by Hodkinson Consultancy, dated August 2014; Planning Statement by Indigo Planning; Sustainability Statement, version 5 by Hodkinson Consultancy, dated 04/08/2014; Transport Statement, by Vectos, dated August 2014.

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 height, mass and scale would result in an overdominant form of development causing harm to the streetscene and negatively impacting on long views, contrary to policies CS14 (Promoting high quality places and conserving heritage) 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 to secure a financial contribution towards educational infrastructure, would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure the proposed affordable housing on-site, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policies CS6 (Providing Quality Homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians and have an unacceptable impact on the public highway, contrary to policies CS5 (Managing the impact of growth and development), 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 policies DP17 (Walking, cycling and public transport), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP20 (Movements of goods and materials) DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies.
- 6 The proposed development, in the absence of a legal agreement to secure car-free

housing for the 23 residential units proposed, would fail to promote more sustainable and efficient forms of transport and would contribute to parking stress, 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 policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The proposed development, in the absence of a legal agreement securing financial contributions towards pedestrian and environmental improvements in the area, would fail to mitigate the impact of the development created by increased trips causing a cumulative detrimental impact on the borough's transport network, 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 policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing a design stage Code for Sustainable Homes Assessment (achieving at least Level 4) prior to works commencing on site and a post construction review, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling Climate Change through promoting higher environmental standards), CS19 (Delivering and monitoring the Core Strategy), DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies.
- 9 The proposed development, in the absence of a legal agreement to secure a contribution towards community facilities, would be likely to result in unacceptable additional pressures on existing facilities in the area, contrary to policy CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement to secure local labour and procurement, would fail to contribute towards the creation of local employment and business opportunities and to contribute to the regeneration of the area, contrary to policies CS8 (Promoting a successful and inclusive Camden Economy and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 11 The proposed development, in the absence of a legal agreement to secure a financial contribution towards the provision of, improvement to and maintenance of public open space in the surrounding area, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policies CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London

Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 12 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy, would fail to be sustainable in its use of resources and take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), 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 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) 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 reasons for refusal 2-12 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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