

Archetype Associates
121 Gloucester Place
London
W1U 6JYApplication Ref: **2015/1217/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

5 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application RefusedAddress:
18 Grove Terrace
London
NW5 1PH

Proposal: Excavation of single storey basement level rear extension, sunken rear courtyard, and associated internal and external alterations.

Drawing Nos: (1049) 01-01 Issue A; 01-02 Issue A; 01-03 Issue A; 01-04 Issue A; 02-01 Issue 3; 02-02 Issue 2; 02-03 Issue 2; 02-04 Issue 2; 02-05 Issue 2; 02-06 Issue 2; 07-01 Issue 2; 08-02 Issue A; 08-03 Issue A; 08-04 Issue A; 08-05 Issue A, Scale 1:1250 (Ordnance Survey), Planning Statement dated November 2014, Construction Method Statement dated October 2014, Heritage Statement dated February 2015, Design and Access Statement dated February 2015, Basement Impact Assessment and Site Investigation Report (ref: J11987) dated 28/10/2014. Site Investigation Report (ref: J11987) dated 28/11/2014 and Landscaping.

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

Reason(s) for Refusal

- 1 The proposed single storey basement level rear extension and sunken courtyard, by reason of their excessive depth, overall footprint, scale and design, would be an



overly dominant and inharmonious addition that would be materially detrimental to the special architectural and historic significance of the grade II* listed building and neither preserve nor enhance the character and appearance of the Dartmouth Park Conservation Area. Thus, it would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The Applicant has failed to demonstrate that the proposed basement development would maintain the structural stability of the building and neighbouring properties and avoid adversely affecting drainage and run-off or causing other damage to the water environment avoid cumulative impacts upon structural stability or the water environment in the local area contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed basement extension, by reason of the height and location of the basement roof in proximity to the neighbouring properties, would materially increase opportunities for overlooking resulting in a loss of privacy for those occupiers. Thus, it 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.
- 4 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users and be detrimental to the amenities of the area generally. Thus, it would be 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 DP20 (Movement 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 Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that the harm identified in Reason for Refusal 2 could be overcome by agreeing to an independent verification of the Basement Impact Assessment funded by the developer and adequately responding to any concerns raised.
- 2 You are advised that the harm identified in Reason for Refusal 4 could be overcome by agreeing acceptable mitigation by way of a s106 legal agreement.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment