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Application Ref: **2013/8270/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

12 September 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
15 Iverson Road
London
NW6 2QT

Proposal:
Rear extension at lower ground floor level involving excavation of garden and conversion from 1-bed flat into 2 studio flats.

Drawing Nos: Site location plan; VC/45/P/02; VC/45/P/03; VC/45/P/05; VC/45/P/06; VC/45/P/01.

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 would result in substandard accommodation to the front unit 'Studio Flat 1' by virtue of unacceptable outlook and receipt of insufficient levels of light, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.



- 2 Insufficient information has been submitted to demonstrate that the proposed basement level excavation works would not have a significant adverse impact 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 DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), 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.

- 3 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, 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 policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

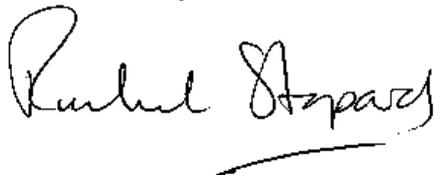
- 1 You are advised that a Lifetime Homes Statement should have been provided with the application to demonstrate how the development would accord with the Lifetime Homes Standards. Should you resubmit for another planning permission please ensure you provide said statement with your application.

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



Rachel Stopard
Director of Culture & Environment

