

Brooks Murray Architects
8-10 New North Place
London
EC2A 4JAApplication Ref: **2014/6935/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

7 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Rear of The Albert PH
11 Princess Road
London
NW1 8JR**

Proposal:

Erection of new 2-storey house, including basement & sunken garden, and new boundary wall (following demolition of garage building).

Drawing Nos: 985.03 - P2 - 101A; 109B; 110B; 113B; 150B; 151B; 152B; 15A; 180B; 181B
985.03 - P - 010; 011; 013; 050; 051; 052; 080; 002; 009The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed dwelling, by virtue of its positioning within the garden would harmfully compromise and undermine the contribution provided by the public house and its associated garden in supporting the needs of the local community, contrary to policy CS10 (Supporting community facilities and services) and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies; Paragraph 70 of the National Planning Policy Framework 2012; and policy 4.8 of the Further Alterations to the



London Plan January 2015.

- 2 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and 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) 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) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure a Basement Construction Plan, would fail to demonstrate that the proposed development would maintain the structural stability of the neighbouring properties; would avoid adversely affecting drainage and run-off causing other damage to the water environment; and avoid cumulative impacts upon structural stability or the water environment in the local area contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP23 (Water), and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure contributions towards public highway repairs would likely harm the Borough's transport and public realm infrastructure, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies.

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