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Application Ref: **2015/1293/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 4908

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
50 Haverstock Hill
London
NW3 2BH

Proposal:
Erection of first, second and third floor extensions above the ground floor surgery to provide two residential units (Class C3) or additional surgery rooms (Class D1).

Drawing Nos: (3050(PLA))001; 002; 100; 101; 110; 111; 200; 201; 202; 210; 211; 212; 300 and 310; 311, (7050(PLA))112 and 113, (7050(FEA))400; 401 and 402, Design and Access Statement, Code for Sustainable Homes Assessment - Sustainability report, Lifetime Home Standards, Analysis of Site Layout for Sunlight and Daylight.

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 reason of its upper floors' overall height and bulk, of its front and rear gable features' height, form and design, and of its first floor rear extension's bulk, design and excessive depth, would be detrimental to the character and appearance of the host building, the wider terrace of which it forms part and the streetscene. Therefore, 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 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 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, 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.
- 3 The proposed development, in the absence of a legal agreement to secure car-free development, 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 policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework 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