

Homecraft Consultancy Associate
92 The Vale
London
NW11 8SJ

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/3362/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
545 Finchley Road
London
NW3 7BJ

Proposal:
Erection of 4 storey building plus basement to provide 7 residential units, comprising 2x1bed, 3x2beds and 2x3beds, following demolition of existing house in multiple occupation.

Drawing Nos: OS Extract, 741/HS/01, 74/HS/02, 741/HS/03, 74/HS/04, 74/HS/05, 74/HS/06 and 74/HS/07.

Supporting documents: Design and access statement, REC Daylight and sunlight report (dated May 2015), REC Air Quality Assessment (dated May 2015), JMS Basement Impact Assessment and Construction Management Plan.

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

Reason(s) for Refusal

- 1 The proposed change of use to provide seven flats would result in the loss of House in Multiple Occupation (HMO) floorspace, which would reduce the supply of low-cost



housing, detrimental to the choice and availability for those with few housing alternatives within the Borough, contrary to policy DP4 (Minimising the loss of affordable homes) and DP9 (Student housing, bedsits and other housing with shared facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development by reason of its height, bulk, mass, and detailed design would have an adverse impact on the character and appearance of the local area generally contrary to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and DP24 of the London Borough of Camden Local Development Framework Development Policies.
- 3 The applicant has failed to demonstrate that the proposal would not result in a loss of amenity to adjacent properties and their gardens, including loss of light and overshadowing by reason of its height, bulk and mass contrary to policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and DP26, DP27 and DP31 of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of sufficient information setting out how the internal design would provide housing adaptable and suitable for the needs of future residents, is 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 and policy DP29 (Improving access) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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.
- 6 The proposed development, in the absence of a legal agreement securing 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 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.
- 7 The proposed development, in the absence of a legal agreement securing 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), 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.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 6 & 7 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