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Application Ref: **2014/1689/P**
Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

17 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1A Highgate Road
London
NW5 1JY

Proposal:

Demolition of existing warehouse buildings (Class B8) and redevelopment to provide 5 dwellinghouses (2 x 2-bed and 3 x 3-bed) and a two storey office building (Class B1), with associated landscaping, refuse and recycling storage, and cycle parking.

Drawing Nos: F001; F002; F003; L008; M001; M002; M003; M004; M005; V001; V002; V003 A3; V004 A3; V005; V006 A3; X001; X002; X003; X004; L001 A4; L002 A4; L003 A5; L004 A5; L005 A4; L006 A3; L007 A4; L009 A3; L010 A4; L011 A2; L012 A5; L013 A3; Vibration Assessment by Hann Tucker dated 29 November 2013; Marketing Demand Report by Salter Rex; Planning Statement; Sustainability and Energy Statement by Metropolis Green dated 28 February 2014; Site Plan; Archaeological Desk Based by Green Architecture dated January 2014; Daylight and Sunlight Study (Neighbouring Properties) by Right of Light Consulting dated 27 February 2014; Daylight and Sunlight Study (within development) by Right of Light Consulting dated 28 February 2014; Design and Access Statement; Environmental Noise Survey and External Building Fabric Report by Hann Tucker dated 29 November 2013;

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 the proximity of Unit 5 and its proposed roof terrace to the rear boundaries of neighbouring residential premises, would result in an unreasonable sense of enclosure, loss of light, loss of privacy and increased noise nuisance to these premises which would be detrimental to the amenities of adjoining occupiers, 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.
- 2 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.
- 3 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.
- 4 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level 4 of the Code for Sustainable Homes would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) 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 numbers 2 - 4 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment