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Application Ref: **2015/5041/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

1 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
70 Churchway
London
NW1 1LT

Proposal:

Demolition of existing building and erection of 4 storey building plus basement, comprising 4x Residential units (3x2 bed & 1x1bed unit) (C3 Use Class).

Drawing Nos: 1512 020; 101; 102; 103; 106; 107; 110; 230; 231; 232; 233; 234; 240; 241; 250; Basement impact assessment (October 2013); Code for Sustainable Homes Pre-Assessment (21 March 2014); Daylight and Sunlight Study (22 October 2013); Sustainability, Renewable Energy and Compliance Strategy (13 March 2014); Screening and Scoping Report: 'Land Stability' (10 October 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 its height and detailed design would appear incongruous and overly dominant on Churchway and would have a detrimental effect upon the appearance of the street scene 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 projecting balconies on the rear elevation would result in an undue level of overlooking to neighbouring properties contrary to policy CS5 (Managing the impact of growth and development) 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.
- 3 The proposed development, in the absence of acceptable provision for cycle parking would fail to facilitate and encourage cycling as a sustainable transport alternative contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 5 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.
- 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.

Informative(s):

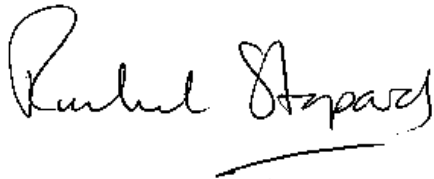
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 4 and 6 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment