

etch design
62 Mount View Road
London
N4 4JR

Application Ref: **2014/7654/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

27 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1A Glastonbury Street
London
NW6 1QJ

Proposal:
Redevelopment of the site to provide a 3 storey 3 bedroom dwellinghouse with basement (following the demolition of commercial garage premises).

Drawing Nos:
Existing drawings: ED/1AGS/102, 103.

Proposed drawings: ED/1AGLS/101,301A,302A, 401A, 402, 403,

Documents: Design & Access Statement (Received 6th January 2015), Code for sustainable Homes estimator statement, Daylight/Sunlight Assessment by Cape Property Holdings Ltd dated 9th January 2014, proposed SAP worksheet.

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 loss of employment floorspace in the



form of a vehicle repair garage (Class B2) which remains suitable for continued use, would fail to support economic activity in Camden particularly small and medium sized businesses and would result in the loss of employment opportunities within the Borough contrary to policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden LDF Core Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies.

- 2 The proposed building, by reason of its inappropriate height, bulk, massing and detailed design fails to relate to the context of the adjoining terrace, to the detriment of the character and appearance of the surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed building by reason of its height and proximity to the neighbouring buildings results in a harmful loss of outlook to the adjoining neighbours on Ravenshaw Street, would be contrary to policy CS5 (Managing the impact of growth and development) 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.
- 4 The proposed residential unit, by reason of its low ceiling heights, lack of outdoor amenity space, and lack of natural daylight and outlook from the basement habitable rooms, would result in sub-standard accommodation that would fail to provide an acceptable level of residential amenity to their occupants, contrary to policies 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.
- 5 The Basement Impact Assessment fails 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.
- 6 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.

- 7 The proposed development, in the absence of a legal agreement to secure 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, 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 and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing a design and post-construction sustainability review achieving Level 4 in a Code for Sustainable Homes Assessment would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) 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 reason for refusal No. 6-8 (inclusive) could be overcome by entering into a S106 legal agreement with the Council 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