

Von Preussen Pease Reynolds Ltd.  
Unit 12  
5 Durham Yard  
Teesdale Street  
London  
E2 6QF  
United Kingdom

Application Ref: **2016/0758/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

8 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**17 Boscastle Road**  
**London**  
**NW5 1EE**

Proposal: Construction of a single storey 1 bedroom dwellinghouse (Class C3) following demolition of garages and a garden store.

Drawing Nos: 073-A-001; 073-A-011; 073-A-012; 073-A-101; 073-A-102; 073-A-103; 073-A-201; 073-A-202; 073-A-203; 073-X-001; 073-X-011; 073-X-101; 073-X-201.

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

#### Reason(s) for Refusal

- 1 The proposed single storey dwelling, by virtue of its use, size, massing, location and layout, would be out of keeping with the prevailing pattern of development and detrimental to the character and appearance of the Dartmouth Park Conservation Area contrary to policies CS5 (Managing the impact of growth and development) and 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) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework.



- 2 The proposed development, by virtue of the increased level of associated residential activity within this quiet rear garden setting, would be an intrusive form of development that would harm the living conditions of neighbouring residential occupiers contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of the 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, by virtue of the poor level of outlook from the proposed dwelling, would result in sub-standard accommodation and be harmful to the amenities of future occupiers, contrary to core policies CS5 (Managing the impact of growth and development) and CS6 (Providing quality homes) 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.
- 4 The proposed development, in the absence of a legal agreement to secure car-free housing for the residential units 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 policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would fail to secure adequate provision for and safety of pedestrians and protect their amenity, contrary to policies CS5 (Managing the impact of growth and development) 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):

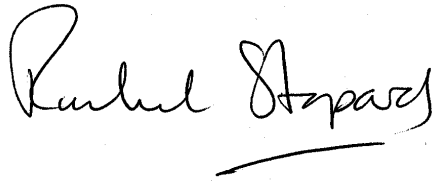
- 1 You are advised that reasons for refusal 4-5 could be overcome by entering into a s106 agreement.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard  
Executive Director Supporting Communities