

ROSENFELDER ASSOCIATES
10-12 Perrin's Court
LONDON
NW3 1QS
United Kingdom

Application Ref: **2016/0626/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
322 West End Lane
London
NW6 1LN

Proposal: Demolition of existing workshop building (B1c) behind 322 West End Lane and construction of a three storey (including excavation to increase depth of lower ground floor) structure to provide 2 x 1 bedroom flats (C3) with a rear balcony.

Drawing Nos: Design and Access Statement, WEL.886.01, WEL.886.05, WEL.886.14, WEL.886.15 and WEL.886.16.

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, in the absence of a justification demonstrating that the premises is no longer suitable for continued business use would fail to support economic activity in Camden and 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 Local Development Framework Core Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies, Policies 2.15 and 4.2 of the London Plan 2015



and paragraphs 14, 17 and 18-23 of the National Planning Policy Framework 2012 and Policy 12 of the Fortune Green & West Hampstead Neighbourhood Plan.

- 2 The proposed development, by reason of its design, massing, scale, materials and siting, would result in a material level of harm to the character and appearance of the building to which it is attached and the wider streetscene 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 and Policy 2 Design & Character of the Fortune Green and West Hampstead Neighbourhood Forum 2015.
- 3 The proposed development, by reason of the inadequate internal floor areas and the poor provision of light and outlook to both units would result in substandard living accommodation and would be detrimental to the living conditions of prospective occupiers contrary to the 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 policies DP24 (securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and Policy 1 Housing of the Fortune Green and West Hampstead Neighbourhood Forum 2015.
- 4 The proposed development would result in an undue loss of light and outlook to neighbouring properties at 76 Crediton Hill and 324-326 West End Lane and also introduce an unacceptable degree of overlooking and loss of privacy for those occupiers 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 and Policies 1 and 2 of the Fortune Green and West Hampstead Neighbourhood Forum 2015.
- 5 The applicant has failed to demonstrate that the proposed excavation would maintain the structural stability of the building and neighbouring properties, avoid adversely affecting drainage and run-off, causing other damage to the water environment and 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 proposal, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010 and Policy 9 of the Fortune

Green and West Hampstead Neighbourhood Forum 2015.

- 7 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 Policies 5 and 7 of the Fortune Green and West Hampstead Neighbourhood Forum 2015.

Informative(s):

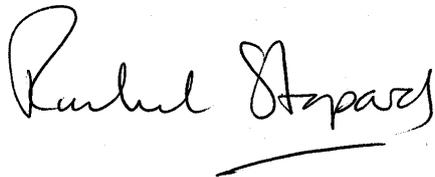
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal number 5 could be overcome by submitting a Basement Impact Assessment to be externally audited and to confirm the excavation works would be acceptable in terms of structural stability and flooding.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 6 and 7 could be overcome by entering into a legal agreement with the Council.

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



Rachel Stopard
Director of Supporting Communities