

Protean Planning Ltd
3.1 Cannon Brewery
150 St John Street
London
EC1V 4PS

Application Ref: **2015/6383/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 5666

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
42 Phoenix Road
London
NW1 1TA

Proposal: Redevelopment of the site involving demolition of the existing building and erection of a new six storey building with basement comprising community use (Class D1) at ground and basement level and student accommodation (7 x 6 bedroom units, 1 x 4-bedroom unit, 7 studio units and 53 bedrooms) on the upper floors; part widening of Clarendon Grove alleyway and the provision of 30 cycle spaces at basement level.

Drawing Nos: 988_07_050; 988_07_100 Rev P2; 988_07_101 Rev P2; 988_07_101_A Rev P1; 988_07_102; 988_07_200 Rev P2; 988_07_201 Rev P2; 988_07_202 Rev P2; 988_07_203 Rev P2; 988_07_204 Rev P2; 988_07_205 Rev P2; 988_07_205_A Rev P1; 988_07_300 Rev P2; 988_07_301 Rev P2; 988_07_400 Rev P2; 988_07_401 Rev P2; 988_07_500 Rev P2; 988_07_501 Rev P2; 988_07_502 Rev P2; 988_07_502_A Rev P2; Planning Statement by Protean Planning Ltd; Design and Access Statement by Allies and Morrison Architects; Heritage Assessment by Geoff Noble Heritage and Urban Design; Transport Assessment by Paul Mew Associates; Daylight and Sunlight Assessment by Schroeders Begg; Arboricultural Impact Assessment by Barrell Tree Consultancy; Energy and Sustainability Statement by Skelly and Couch; BREEAM pre-assessment by Eight Associates; Noise Impact Assessment by Ramboll Acoustics and Student Management Plan by The Findlay Estate Co. Ltd.



The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposal would result in the loss of a non-designated heritage asset of significance to the detriment of the streetscene and wider area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan, March 2016.
- 2 The proposed development, by reason of its scale, bulk and detailed design would appear overbearing and out of scale within its surroundings, sitting uncomfortably within the streetscape to the detriment of the character and appearance of the surrounding area, and the extended oversail proposed would be detrimental to the function of Clarendon Grove as a public right of way contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology) of the London Plan, March 2016.
- 3 The proposed development, in the absence of a legal agreement formally linking it to serve higher education institutions in Camden or adjoining boroughs, would be likely to contribute to pressure and demand on existing housing in this area, contrary to policies CS1 (Distribution of growth) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP1 (Mixed use development) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing it as car-free, 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 Core Strategy and DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden LDF Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing a construction management plan, would be likely to give rise to conflicts with other road users and would fail to mitigate the impact on 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 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 a contribution for new or improved public open space, would be likely to contribute to pressure and demand on the existing open space in this area, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Development Policies.
- 7 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.
- 8 The proposed development, in the absence of a legal agreement securing a travel plan and associated monitoring and administrative costs for a period of 5 years, would fail to promote the use of sustainable means of travel, 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 policy DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a local employment and apprenticeships agreement and a local procurement code will be likely to lead to the exacerbation of local skill shortages and a lack of training and opportunities for local residents and businesses, and would fail to contribute to the regeneration of the area, contrary to policies CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing a sustainability plan, would fail to ensure that the development is designed to take a sustainable approach to the use of resources, contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing an energy efficiency and renewable energy plan, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of

the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (sustainable design and construction) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Informatives:

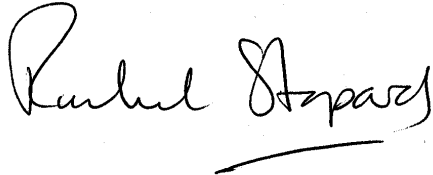
- 1 Reasons for refusal 3-11 would be withdrawn as part of an appeal process should the appellant conclude a S106 to the satisfaction of the Council.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities