

Cunnane Town Planning
Churchward House
4 Foundry Court
Gogmore Lane
CHERTSEY
KT16 9AP

Application Ref: **2016/2507/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

1 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
150 Haverstock Hill
London
NW3 2AY

Proposal:

Change of use from shop (Class A1) to provide a 2 storey, 2 bed dwelling (Class C3) with roof terrace including partial demolition of existing building, alteration to front façade, erection of front boundary wall and erection of first floor extension.

Drawing Nos: Site Location Plan, HH14 01A, HH14 06C, Design and Access Statement by William Hardman Associates dated 18 March 2016, Sustainability Statement by Envision Sustainability dated 23 April 2016, Heritage Statement by Conservation Architecture & Planning dated March 2016 and Planning Statement by Cunnane Planning.

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 siting, design, massing, scale and materials, would be detrimental to the character of the host building and the surrounding streetscene, failing to preserve or enhance the character and appearance of the surrounding conservation 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) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by reason of its siting, design, massing, scale and materials would be detrimental to the character, appearance and setting of the neighbouring Grade II listed building at 148 Haverstock Hill. The proposed development fails to respect the special historic and architectural interest of the Grade II listed building 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 DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by reason of its design, layout and associated deep floor plan would result in an unacceptable standard of accommodation for future occupants by way of a substandard unit and bedroom size and poor daylight and outlook for the kitchen, 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.
- 4 The proposed development by virtue of its siting and scale would result in an undue loss of light and outlook to neighbouring properties at 150a and 152 Haverstock Hill 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.
- 5 The proposed development, in the absence of a legal agreement securing a sustainability plan, would not secure the appropriate energy and resource efficiency measures, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) 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.
- 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.
- 7 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.

Informative(s):

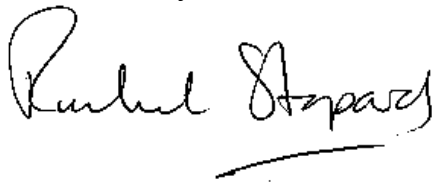
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 5-7 could be overcome by entering into a legal agreement with the Council.

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

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

Rachel Stopard
Executive Director Supporting Communities