

CgMs Ltd
7th Floor
140 London Wall
London
EC2Y 5DN

Application Ref: **2015/7207/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

2 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Land lying to the South of 3 Malden Road
London
NW5 3HT**

Proposal:

Redevelopment of the site to provide 20 single person dwelling self contained studios (use class C3) and associated landscaping.

Drawing Nos: 1502_P_100; 1502_P_101; 1502_P_101; 1502_P_101; 1502_P_122; 1502_P_123; 1502_P_124; 1502_P_125; 1502_P_199; 1502_P_200; 1502_P_201; 1502_P_202; 1502_P_203; 1502_P_204; 1502_P_205; 1502_P_220; 1502_P_230; 1502_P_231; 1502_P_232; 1502_P_233; 1502_P_234; 1502_P_235; 1502_P_236; 1502_P_237; 1502_P_300; 1502_P_310; 1502_P_311; 1502_P_401; 1502_P_402; Structural Engineering Planning Report [04] dated 17/12/2015, ref: 2409 RPT [04]; Air Quality Assessment dated December 2015; Noise Assessment ref: 3210/12/15 dated 17/12/2015; Built Heritage Statement dated December 2015; Outline Fire Strategy dated 21/09/2015; Detailed Unexploded Ordnance (UXO) Threat Assessment ref: 2364LA00; Design and Access Statement dated December 2015; Viability Report dated 09/12/2015; Lighting Strategy ref: LB_0740_PR_01_Lighting Strategy_RevB; Energy Report Rev.B dated 18/12/2015; Contamination preliminary risk report ref: HLEI34149/001R dated December 2015; Daylight and Sunlight Report dated December 2015; Statement of Community Involvement dated December 2015; Housing Marketing Assessment dated 11/12/15; Draft Travel plan ref: AF/14113 dated December 2015; Transport Statement dated December 2015; Waste Management Strategy dated December 2015; Outline



Construction Management Plan dated October 2015 and Planning Statement dated December 2015.

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

Reason(s) for Refusal

- 1 The proposed mix of residential unit sizes fails to provide any larger units and results in an unacceptable mix of dwelling sizes. It therefore fails to contribute to the creation of mixed and inclusive communities or respond to Camden's identified housing needs, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The Basement Impact Assessment fails to demonstrate that the proposed development would maintain the structural stability of the neighbouring properties and would not adversely impact upon the local water environment and drainage, 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.
- 3 The proposed development, by reason of the lack of affordable housing contribution would fail to ensure the provision of the required amount of affordable housing for the scheme contrary policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework and Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure residential units as '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.
- 5 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would be detrimental to the amenities of the area generally, contrary to 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 (impact 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 to secure contributions towards public highway works and public realm and environmental improvements would be likely to harm the Borough's transport infrastructure,

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 DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies.

- 7 The proposed development, in the absence of a legal agreement securing a design and post-construction energy and sustainability review 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.
- 8 The proposed development, in the absence of a legal agreement securing a Public open space contributions, would be likely to contribute to pressure and demand on existing open space in this area, contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden LDF Development Policies.

Informative(s):

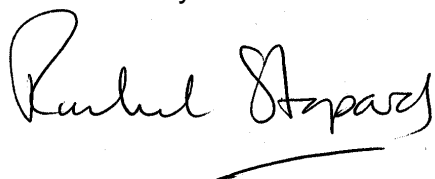
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 4-8 could be overcome by entering into a S106 agreement.

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



Rachel Stopard
Executive Director Supporting Communities