

Thomas Croft Architects
9 Ivebury Court
322 Latimer Road
London
W10 6RA

Application Ref: **2015/7079/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

15 November 2016

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL

Address:
11 Rossllyn Hill
London
NW3 5UL

Proposal:

Excavation to create basement extension and sub-basement plant room to east of property, partial demolition of single storey self-contained studio above and like for like replacement as ancillary accommodation to main house, demolition and replacement of 2x single storey outbuildings above proposed basement extension to west of property.

Drawing Nos: Site Location Plan 001; 002; 003; 010; 011;012;013; 020; 021; 022; 040; 041; 042; 050; 110 Rev A; 111 Rev B; 112 Rev B; 113 Rev A; 14 Rev A; 140 rev A; 141 Rev A; 142 Rev A; 143 Rev A; 144 Rev A; 145 Rev B; 146 Rev B; 150 Rev A; 151 Rev A; 152 Rev A; 153 Rev A; Design and Access Statement by Thomas Croft Architects dated 2nd April 2015

Historic Building Report by Donald Insall Associates dated July 2015; Outline Construction Logistics Plan by Paul Mew Associated dated August 2015; Basement Impact Assessment Rev A by Alan Baxter & Associates dated August 2015; Plant Noise Report by Cole Jarman dated 6th January 2014; Plant Noise Assessment by Cole Jarman dated 25th March 2015; Structural Engineering Note by Cole Jarman date 7th August 2015; Letters from Cole Jarman dated 13th & 25th August 2015, 2nd & 14th March 2016; Arboricultural Impact Assessment Rev 3 & Arboricultural Impact Method Statement by Boward Oxford Ltd Rev 3 dated August 2015; Air Spade Root Investigation, Tree Protection Plan, Root Protection and Impact maps by Boward Oxford Ltd; Archaeological Assessment by PCA Ltd dated August 2015; Archaeological Evaluation by PCA Ltd dated December 2015; Pool Plant Spec by Clearwater dated 2nd February 2015; Pool Plant Drawing 7; Energy

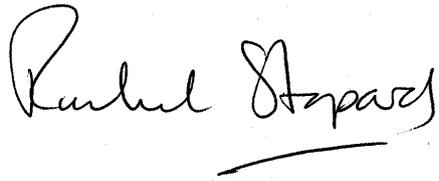


The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The applicant has failed to demonstrate that construction noise and vibration would not harm the amenity of the neighbouring recording studio, and the area generally, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework Development Policies
- 2 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 be detrimental to 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.
- 3 The proposed development, in the absence of a legal agreement securing a basement construction plan requiring, among other thing, further investigation, assessment and monitoring, would fail to demonstrate that the basement works would not harm the local built or natural environment contrary to policies CS5 (Managing the impact of growth and development), of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the public highway 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.

Yours faithfully

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Executive Director Supporting Communities