

DP9
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Textlink 020 7974 6866planning@camden.gov.uk
www.camden.gov.uk/planningApplication Ref: **2012/3089/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

16 December 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
New End Nurses Home
29 New End
London
NW3 1JD

Proposal:

Erection of a 7 storey block to provide 17 self contained residential units (Class C3), (comprising 2 x studio, 5 x 2 bedroom, 6 x 3 bedroom, and 4 x 4 bedroom units) with associated roof terraces, plus new vehicular access and basement parking for 17 cars; new pedestrian access, refuse store and substation on front boundary; green roofs; communal open space and landscaping, following demolition of existing nurses' hostel (Sui Generis)

Drawing Nos: Site plan- NEN-PL-001B; Existing plans- JKK 4657- 01B, 02B, 03B, 04A; NEN-X-100B, 300B, 310B, 320B, 330B, 370B, 380B; NEN-X- BUILDING PLANS-100, 110, 120; Proposed plans- NEN-PL-003B, 090P, 100M, 110L, 120L, 130L, 140K, 150J, 160I, 200E, 210N, 220H, 230G, 240G, 300E, 310G, 320F, 330E, 340E, 350D, 370D, 380D; landscaping plans-1375-11-01 rev 1, 1375-11-02 rev 1; onstreet parking layouts- 2011-1007-CR-002, 004; overlooking analysis plan- NEN-SK-05;

Design and Access Statement (plus addendum regarding NPPF) by KSR May 2012; Planning Statement by DP9 June 2012; Historic Environment Assessment by KM Heritage May 2012; Sustainability Statement revision 1 March 2012, Energy Statement (plus addendum regarding NPPF) by Hoare Lea March 2012, Code for Sustainable Homes Pre-



assessment report by Hoare Lea August 2012; Transport Statement (plus addendum regarding NPPF) by TTP Consulting April 2012, Construction Traffic Management Plan (plus addendum regarding NPPF) by TTP Consulting April 2012; Tree report by Tree Projects March 2012; Daylight and sunlight report by GIA April 2012, Internal daylight and sunlight assessment by GIA March 2012, GIA letter on Lawn House dated 17.9.12; Air quality assessment by Arup April 2012; Archaeological Desktop assessment by Preconstruct Archaeology (plus addendum regarding NPPF) July 2011; Basement Impact Assessment by TWS (May 2012), Arup letter review of BIA dated 12.6.12, letter from TWS dated 8.10.12; Addendum to BIA by TWS 25.9.12.

Addendum to BIA by TWS April 2013, Arup letter review of BIA dated 3.5.13; Internal daylight and sunlight report by GIA April 2013; Building Regulations report revision 2 by MLM 24.4.13; opinion on works adjacent to Lawn House by KM Heritage 28.5.13; 'Proposal to provide additional support to southern most buttress' report by TWS 24.9.13.; Non-Technical Summary of BIA Version 1.1 by TWS November 2013

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 virtue of its design, bulk and massing, would detract from the character of the streetscene and townscape and would fail to preserve and enhance the character and appearance of the Hampstead Conservation Area and the setting of nearby listed buildings, 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, in the absence of any onsite affordable housing and of sufficient justification for this lack of provision in accordance with the Council's targets, and in the absence of a legal agreement to secure affordable housing, would fail to ensure the provision of the required amount of affordable housing for the scheme, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by virtue of the provision of new car parking in the basement, and in the absence of a legal agreement to secure car-free housing units, would be likely to contribute unacceptably to increased traffic generation, parking stress and congestion in the surrounding area and create an over-dependence of use on motor vehicles, which would fail to promote more sustainable and efficient forms 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 Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The proposed development's basement flats, by reason of their location and layout, would fail to provide an adequate level of outlook to the detriment of the amenities of future residential occupiers, contrary to policy 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.
- 5 The proposed development and its associated excavation works would result in the removal of a number of trees on the site which are considered to have a high amenity value in the townscape, which would be detrimental to the character and appearance of the streetscene and conservation area, contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of 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.
- 6 The proposed development, by virtue of its scale and size and the level of excavation associated with its new basement accommodation, and the consequent associated impact of works and traffic throughout the demolition and construction period, would be harmful to the amenities of neighbouring occupiers and the area in general, contrary to policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement requiring a post-construction sustainability review, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Sustainable construction), DP23 (Water) and DP32 (Air quality) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement for securing contributions to educational provision, would be likely to contribute unacceptably to pressure and demand on the Borough's existing educational facilities, contrary to policy CS10 (Supporting community facilities) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of

pedestrians, cyclists and vehicles, contrary to policy 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 policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The proposed development, in the absence of a legal agreement securing contributions to pedestrian, cycling and environmental improvements in the area, would fail to make sufficient provision in a sustainable manner for the increased trips generated by the development thus causing a cumulative detrimental impact on the borough's transport network, 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 DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing a Demolition and Construction Management Plan with associated Construction Working Party, 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.

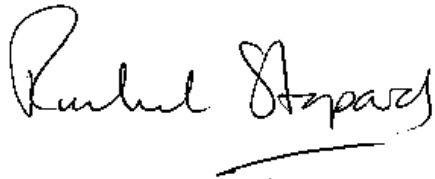
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal nos. 7 - 11 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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