

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975

The Boisot Waters Cohen Partnership Application No: PW9902597/R3
Studio Crown Reach
149A Grosvenor Road
London
SW1V 3JY

1st February 2001

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

REFUSAL OF PERMISSION - OUTLINE APPLICATION

Address : SITE OF HAMPSTEAD CRICKET CLUB, LYMINGTON ROAD, NW6 AND
OF CUMBERLAND TENNIS CLUB, ALVANLEY GARDENS, NW6

Date of Application : 01/08/2000

Proposal :

Masterplan for whole: a) SW corner of site: erection of swimming pool building attached to existing clubhouse on Lymington Road frontage; conversion of clubhouse to changing room facilities and plant plus associated alterations; rearrangement of carpark and vehicular entrance, plus associated landscaping, pergolas and fencing; relocation of 2 tennis courts with floodlighting and demolition of squash court building; b) NE corner of site: erection of 2 storey side extension to clubhouse on Alvanley Gardens frontage, to incorporate 2 squash courts, changing room facilities, bar and terrace; erection of second floor rear extension to function room and installation of new roof terrace at its rear, plus associated alterations; demolition of bungalow and relocation of vehicular entrance; erection of cricket viewing pavilion on sports pitch,



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As shown on drawing numbers; SU01, EX00, MP00C, 1C, 2D, 3D, 10A, 12A, 13; EX00, MP00C, PL01D, 2A, 3C, 4C, 5, 6; 544.61a, 62b, 63b, 64b, 65b, 75a, 76 (existing HCC clubhouse plans); 389.6 (landscape plan), Landscape MasterPlan report (May 1999); BWCP letters 23rd July 1999 (& attached SHHS Travel Policy), 26th November 1999, 19th May 2000, 1st August 2000, 14th September 2000; CLTC letters 21st October 1999, 14th December 1999; GDST letter 31st May 2000; Traffic Survey report 18th July 2000 and associated letter 22nd September 2000.

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

Reasons for Refusal

- 1 The proposals would be likely to generate additional car journeys and hence increase demand for onstreet parking, to the detriment of residential amenity and of traffic flow and highway safety conditions, especially in Lymington Road. They would thus be contrary to policies RE*, EN1, TR2, TR3, TR12 on traffic restraint and parking control, as contained within the London Borough of Camden Unitary Development Plan 2000.
- 2 The proposed buildings, in terms of their scale, bulk, footprint and location, involve overdevelopment on a site designated as Private Open Space, to the detriment of the local area's amenity and character. They would thus be contrary to policies EN68, EN71 on open space protection, as contained within the London Borough of Camden Unitary Development Plan 2000.

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

This application was dealt with by Charles Thuaire on 020 7974 5867.

Yours faithfully

Environment Department

(Duly authorised by the Council to sign this document)



Outline/OUTP/OUTR