

DRK Planning Ltd
215 Alfred Court
53 Fortune Green Road
West Hampstead London
NW6 1DF

Application Ref: **2016/3495/P**
Please ask for:
Nora-Andreea Constantinescu
Telephone: 020 7974 **5758**

6 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 Elsworthy Terrace
London
NW3 3DR

Proposal:

Erection of two storey building with two basement levels and front lightwell for use as a single-family dwellinghouse (Class C3) and alteration to the front boundary wall to allow pedestrian access on site.

Drawing Nos: 45888-E-01 Sheet 1 of 2 and Sheet 2 of 2; 45888-T-01; BIA Report Part 1 and Part 2; Building Damage Assessment; Plans Lifetime home Compliance; Site location plan; Design and Access Statement; Construction Management Plan; SUDS Assessment; Daylight Sunlight Assessment; Energy and Sustainability Strategy Report; Planning Statement; 433-A-001 Rev F; 433-A-002 Rev F; 433-A-003 Rev F; 433-A-004 Rev F; 433-A-005 Rev F; 433-A-006 Rev F; 433-A-008 Rev F; 433-A-009 Rev F; 433-A-010 Rev F; 433-A-011 Rev F; 433-A-012 Rev F; 433-A-013 Rev F; 433-A-014 Rev F; 433-A-015 Rev F, Campbell Reith Partial BIA audit assessment.

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 height, bulk, scale, footprint and detailed design would appear as an incongruous development that would have an adverse impact on the character and appearance of the adjacent buildings and the Elsworth Conservation Area. The application is therefore contrary to Policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 2 The proposed development, by reason of its depth (2-storeys) and insufficient information, would fail to demonstrate its effect on the protected trees on or adjoining the site, drainage, run-off or other damage to the water environment and cumulative impacts upon the structural stability and/or the water environment in the local area and built environment contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and 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 its relationship to its adjacent neighbours, would result in loss of outlook which would be harmful to the amenity of occupants of nos. 1 and 2 Elsworth Terrace and is therefore contrary to policies CS5 (impact of growth and development) and DP26 (impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 4 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.
- 5 The proposed development, in the absence of a legal agreement to secure contributions towards public highway works for the remediation of pavement, 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.
- 6 The proposed development by virtue of the basement excavation and lack of detailed information and site investigation in relation to the root protection areas of

the protected trees would result in harm to the root protection area of the mature limes and birch trees which would impact upon the visual amenity and character of the Elsworthy Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) 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.

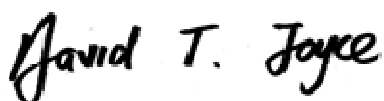
- 7 The proposed development, by reason of inadequate level of outlook would result in poor standards of accommodation, contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and Mayor of London Housing SPG Schedule of Design Standards (March 2016).
- 8 The proposed development, by reason of its cycle storage provision, would result in sub-standard cycling facilities on site, 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 DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden LDF Development Policies.
- 9 The proposed development, in the absence of a legal agreement for 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), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.

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



David Joyce
Executive Director Supporting Communities