

Francis Architects
22-24 Kingsford Street
london
NW5 4JT

Application Ref: **2014/6736/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
168 Haverstock Hill
London
NW3 2AT

Proposal:

Excavation of basement floor level beneath footprint of building and associated lightwell to rear.

Drawing Nos: 1464/O.S; 312-E-010; 312-E-011; 312-E-012; 312-S-031; 312-S-032; 314-P-001; 314-P-100; 314-A-P-101; 314-A-S-130; 314-A-S-131; 314-A-S-132; 314-A-S-133; 314-A-S-134; Basement Impact Assessment Report (Updated December 2015 - Report: STM3333T-BIA Revision 1), prepared by Soiltechnics Limited; 33519/001/-, 33519/002/-, 33519/003/-, 33519/004/-, 33519/10/-, 33519/11/-, 33519/12/-; Basement Impact Assessment Report (Updated November 2015 - Report STM3333T - BIA Revision 0, prepared by Soiltechnics Limited; Basement Impact Assessment Report & Site investigation Report (October 2014), prepared by Knapp Hicks and Partners; BIA independent review prepared by GEA LTD dated 19th May 2015; BIA independent review prepared by GEA LTD dated 27th April 2016.

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

Reason(s) for Refusal



- 1 The Applicant has failed to demonstrate that the proposed basement development would maintain the structural stability of the building and neighbouring properties, avoid adversely affecting drainage and run-off and other damage to the water environment and avoid cumulative impacts upon structural stability or the water environment in the local area 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 DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of 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 DP20 (movement of goods and materials) and DP26 (impact 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 necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition after the construction works contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and 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.

Informative(s):

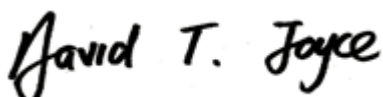
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 2 and 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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.

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