

Cranbrook Basements
732 Cranbrook Road
Ilford
Essex
IG6 1HU

Application Ref: **2016/1708/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

25 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**34 Queen's Grove
London
NW8 6HN**

Proposal:

Creation of single storey basement under existing property, part of front garden and part of rear garden, including lightwells and skylights

Drawing Nos: 2238-250; 2238-251; 2238-100; 2238-101; 2238-102; 2238-103; 2238-104; 2238-105; 2238-200; 2238-201 Rev. B; 2238-202; 2238-203; 2238-204; 2238-301; 2238-302; 2238-303; OS 967-14.2 Rev. A; Arboricultural Impact Assessment Rev. B (dated March 2016); Basement Impact Assessment (dated June 2015); Geotechnical Survey Report (dated December 2014); Basement Engineering Method Statement (11.3.2016); Chartered Structural Engineer's details; Construction Management Plan Revision A (undated); Design & Access Statement and Heritage Statement (undated); Heritage Statement (undated); Design Philosophy (dated March 2015).

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

Reason(s) for Refusal

- 1 The proposed basement, by virtue of its size, design and external manifestation,



represents an inappropriate form of development that would be detrimental to the special architectural and historic interest of the Grade II listed building and its setting, and the proposal would fail to preserve and enhance the character and appearance of the St John's Wood Conservation 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 DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies. The proposal also fails to comply with Policies D1 (Design), D2 (Heritage) and A5 (Basements) of the Camden Local Plan Submission Draft 2016.

- 2 The applicant has failed to satisfactorily demonstrate that the proposal would respond to the natural assets of the site and its surroundings and that the development would not cause undue harm to trees on the site, 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) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies. The proposal also fails to comply with Policies D1 (Design), D2 (Heritage) and A5 (Basements) of the Camden Local Plan Submission Draft 2016.
- 3 The applicant has failed to satisfactorily demonstrate that the proposed basement construction works would maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off, causing other damage to the water environment; and cumulative impacts upon structural stability or the water environment in the local area, 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. The proposal also fails to comply with Policy A5 (Basements) of the Camden Local Plan Submission Draft 2016.
- 4 The proposed development, in the absence of a legal agreement to secure highway contributions to undertake repair works outside the application site, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy. The proposal also fails to comply with Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan Submission Draft 2016.
- 5 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 and Development Policies. The proposal also fails to comply with Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and Materials) of the Camden Local Plan Submission Draft 2016.

- 6 The proposed development, in the absence of a legal agreement to secure an 'Approval in Principle' report, would fail to secure adequate provision for the safety of the public highway, 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 and Development Policies. The proposal also fails to comply with Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and Materials) of the Camden Local Plan Submission Draft 2016.

Informative(s):

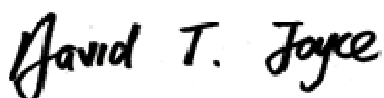
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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
Director of Regeneration and Planning