



ENVIRONMENT

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Stephen Greenbury Partnership Ltd.,
Ref. NB/ect/345,
4 Dukes Mews,
Manchester Square,
London,
W1M 5RB

Application No: PE9700761R2
Case File:G9/3/B

31st March 1998

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 FOR DEVELOPMENT

Address : 142-144 Haverstock Hill, NW3

Date of Application : 18/03/1998

Proposal :

Redevelopment of the site for six flats by the erection of a four storey plus basement building, the provision of a new means of access, as well as associated car parking and landscaping arrangements, as shown on drawing numbers> 345/P/02-A, /03-B, /04-C, /05-C, /06-A and /07-B.

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

Reasons for Refusal

- 1 The proposed development is considered to be unacceptable in that it represents an overdevelopment of the site. More particularly the scale, footprint and bulk of the building is considered to result in an over dominant building with an excessive density in relation to the plot size, causing demonstrable harm to the immediate street-scene and this part of the conservation area and providing unacceptably low levels of amenity space. In this respect the development is contrary to policy UD18 and HG21 of the Borough Plan 1987 as well as EN33 and HG13 of the emerging Unitary Development Plan.



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- 2 The proposed development is considered to be unacceptable in visual amenity terms. More particularly the detailed design and appearance of the building is considered to harm the character and appearance of the conservation area. In this respect the development is contrary to policies UD18 of the Borough Plan and EN33 of the emerging Unitary Development Plan.
- 3 The proposed development is considered to be unacceptable in that insufficient detailed information about the level and extent of excavations required to facilitate the basement element of the development, has been submitted. The Council is therefore not satisfied that the continued health and safety of surrounding trees will be secured. In this respect, the development is contrary to policy UD41 and EN40 of the emerging Unitary Development Plan.
- 4 The proposed development is considered unacceptable in that, by reason of size and design, it causes harm to the setting of Crown Cottage which is a listed building. In this respect, it is contrary to policy EN44 of the emerging Unitary Development Plan.

This application was dealt with by Ed Watson on 0171 860 5970.

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

Yours faithfully

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanR/TPFU