

My Construction Ltd
Clematis House
21 Station Ave
Tile Hill Village
Coventry
West Midlands
CV4 9HR

Application Ref: **2017/0323/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

17 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
59 Redington Road
London
NW3 7RP

Proposal: Excavation of front forecourt to create underground car parking car with hydraulic lift platform.

Drawing Nos: Location Plan, UPPA01-226-2016, UPPA02-226-2016, UPPA03-226-2015, UPPA04-226-2016, UP05-226-2016, Design and Access Statement, Key GS Basement Garage Screening and Scoping - Land Stability dated October 2016 and Construction Management Plan.

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 excavation 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 A1 (Managing the impact of development), A5 (Basements) and CC3 (Water and flooding) of the Camden Local



Plan 2017.

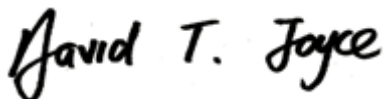
- 2 The creation of an additional onsite parking space would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport and exacerbate local traffic conditions contrary to policies T1 and T2 of the Camden Local Plan 2017.
- 3 The proposal, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies A1 (Managing the impact of development), T3 (Transport infrastructure), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure 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 A1 (Managing the impact of development), T3 (Transport infrastructure), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a financial contribution secured to cover the costs of reviewing the 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 A1 (Managing the impact of development), T3 (Transport infrastructure), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning