

Eveleigh Designs
38 Northwood Road
London
N6 5TP

Application Ref: **2017/3582/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

22 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
169 West End Lane
LONDON
NW6 2LH

Proposal:
Change of use to utilise the basement and rear ground floor (A1 use) to form a studio and 1 bedroom flat (C3 use) including the installation of a lightwell.

Drawing Nos: GA 02/A, GA 04, GA 03/A, SV 03, SV 02, GA 01/A and SV 01/A.

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

Reason(s) for Refusal

- 1 The proposed lightwell by virtue of its scale, footprint and detailed design would appear as an incongruous development that would have an adverse impact on the character and appearance of the host building, adjacent buildings and the South Hampstead Conservation Area. The application is therefore contrary to Policies D1 (Design), D2 (Heritage) and A5 (Basements) of the Camden Local Plan 2017.
- 2 In the absence of sufficient supporting information regarding the sunlight and daylight impact of the proposed development the applicant has failed to demonstrate



that the development would not cause a harmful loss of sunlight or daylight to the future occupiers of the proposed units contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

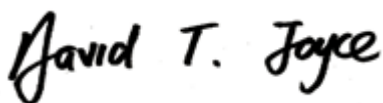
- 3 The proposed residential units, by reason of insufficient outlook would result in substandard living accommodation to the detriment to future occupiers, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 4 In the absence of sufficient supporting information regarding the basement level excavation the applicant has failed to demonstrate the impact of the basement level development contrary to policy A5 (Basements) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing a highway contribution for necessary highway works, would fail to secure adequate provision for the safe movement of pedestrians and have an unacceptable impact on the public highway, contrary to Policies A1 (Managing the impact of development) and T3(Transport Infrastructure) of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure the residential units as 'car-free' housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Car-free development and limiting the availability of parking) of the Camden Local Plan 2017.
- 7 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 A1 (Managing the impact of development) and T4(Sustainable movement of goods and materials) 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



David Joyce
Director of Regeneration and Planning

