

AZ Urban Studio  
Magdalen House  
136-148 Tooley Street  
London  
SE1 2TU

Application Ref: **2017/2471/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

11 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**15 Lyndhurst Terrace**  
**London**  
**NW3 5QA**

Proposal:

Replacement two storey residential dwelling with basement, following demolition of existing dwelling; associated works

Drawing Nos: 305/4000; 305/4001; 305/4002; 305/4101; 305/4102; 305/4103; 305/4150; 305/4151; 305/4170; 305/4171; 305/4172; 305/4173; 305/4200b; 305/4201a; 305/4202a; 305/4203a; 305/4250a; 305/4251a; 305/4252; 305/4270; 305/4271; 305/4272; 305/4273; Planning Statement (dated 02/05/2017); Design & Access Statement (dated 26/04/2017); Heritage Assessment (dated April 2017); Arboricultural Impact Assessment (dated February 2017); Energy Statement (dated March 2017); Basement Impact Assessment (as amended); Structural Engineering Report in Support of Basement Impact Assessment (dated 14/04/2017).

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

#### Reason(s) for Refusal

- 1 The proposed demolition, by reason of the loss of the existing building which makes a positive contribution to the Fitzjohns / Netherhall Conservation Area, would cause



harm to the character and appearance of the conservation area, contrary to Policy D2 of the Camden Local Plan 2017.

- 2 The proposed replacement dwelling, by virtue of its scale, massing, form and detailed design, would cause harm to the character and appearance of the street scene and the wider area and would fail to preserve or enhance the character and appearance of the Fitzjohns / Netherhall Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed basement, by virtue of its excessive size and external manifestation in relation to the size of the site and host dwelling, would represent poor design and be harmful to the character and appearance of the wider Fitzjohns / Netherhall Conservation Area, contrary to Policies D1, D2 and A5 of the Camden Local Plan 2017.
- 4 The proposed basement, by virtue of its size and external manifestation would deprive the proposed dwelling of sufficient open amenity space and be detrimental to the visual attractiveness and environmental wellbeing of the area generally contrary to the open space and biodiversity objectives of policies A2, A3 and A5 of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to prevent the prospective owners from applying for a resident's on-street parking permit would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to Policy T2 of the Camden Local Plan 2017.
- 6 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 Policy T4 of the Camden Local Plan 2017.
- 7 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 restore the pedestrian environment to an acceptable condition, contrary to Policies T1 and T3 of the Camden Local Plan 2017.

Informative(s):

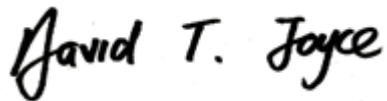
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal Nos. 5 to 7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

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