

SIAW LTD
Winston House
Suite 332
2 Dollis Park
London
N3 1HF

Application Ref: **2016/2499/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5101

10 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
3 Kidderpore Avenue
London
NW3 7SX

Proposal:
Erection of a 2 storey dwelling with accommodation in the roof following the demolition of the existing single family dwelling house (Class C3).
Drawing Nos: KP16-PP-01 rev A; 02 rev A; 03; 101; 201; 202; 203; 204; 205; 206; 207; 208; 404; Design and access statement produced by S. Ilan Architectural Workshop Ltd dated May 2016; Tree report produced by Bartlett Consulting dated 16/09/2013

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 Redington Froggnal Conservation Area, would cause harm to the character and appearance of the conservation area, contrary to policy D2 (Heritage) 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 Redington/Froggnal Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 3 The proposed replacement dwelling would result in the loss of daylight, outlook and an increased sense of enclosure to the neighbouring property at no 5 Kidderpore Avenue, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 4 The applicant has failed to demonstrate that the proposed replacement dwelling would achieve a reduction in CO2 emissions through renewable technologies contrary to policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the Camden Local Plan 2017.
- 5 Insufficient cycle storage for 2 bicycles has been provided within the site and the proposal would therefore fail to provide a secure, convenient and high quality facility for all types of bicycles, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to prevent the prospective owners from applying for a residents on-street parking permit would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement securing a Construction Management Plan and highways contribution, 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 (Sustainable movement of goods and materials) of the Camden Local Plan 2017.
- 8 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 (Prioritising walking, cycling and public transport) and T3 (Transport infrastructure) 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. 6 to 8 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

David T. Joyce

David Joyce
Director of Regeneration and Planning