

Strutt & Parker
13 Hill Street
London
W1J 5LQ

Application Ref: **2017/6045/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 3500

30 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Gondar Gardens Reservoir
Gondar Gardens
London
NW6 1QF

Proposal:

Partial demolition of the existing reservoir, including the roof and most of the internal structure, and the erection of six 4-6 storey buildings and four 2-3 storey link buildings with common basement levels within the retaining walls of the existing reservoir to include 82 Self contained extra care apartments (class C2); a 15 bed nursing home (Class C2). Associated communal facilities including reception area, guest suite, lounge, restaurant, café, bar, library, exercise pool, gym, therapy rooms and cinema; Associated support facilities including staff offices, welfare and training spaces, storage, laundry, kitchen, cycle storage, car parking and plant areas and a site-wide biodiversity-led landscaping and planting scheme including external amenity space, drop off area, retention pond and slope stabilization and associated engineering works.

Drawing Nos: PL_E_010; PL_E_011; PL_E_012; PL_E_013; PL_E_020; PL_E_021;
A_PL_D_010; A_PL_P_010; A_PL_P_098; A_PL_P_099; A_PL_P_100 Rev P01;
A_PL_P_101; A_PL_P_102; A_PL_P_103; A_PL_P_104; A_PL_P_200; A_PL_P_201;
A_PL_P_202; A_PL_P_203; A_PL_P_204; A_PL_P_205; A_PL_P_206; A_PL_P_300;
A_PL_P_301; A_PL_P_302; A_PL_P_303 Rev P01; -S-00-001 PL01 Proposed Section
Elevation; -S-00 002 Proposed Section Elevation PL01; -P-XX-100 PL01 Landscape



General Arrangement; -P-0-002 Proposed Site Habitats Plan PL01; -P-00-010 Tree Removal Plan Sheet 1 of 2 PL01; -P-00-011 Tree Removal Plan Sheet 2 of 2 PL01; Access Statement 13 November 2017; Phase 1 Habitat Survey August 2016 Rev.G; Reptile Survey September 2016; Reptile Mitigation Strategy October 2017; Landscape and Ecological Mitigation Review July 2017; Bat Activity Survey Rev A December 2016; Breeding Bird Survey August 2016; Ecology Executive Summary June 2017; London Wildlife Trust Proposed 10 Year Management Plan 2019-2028; Salix Ecology Planning Application Review December 2017; Acoustic Planning Report 19th October 2017; Baseline Lighting Assessment July 2017; BREEAM Pre- assessment Report Ver 6 18/10/2017; Construction Management Plan Proforma v2.1 July 2017; SUDS Report 29th June 2017; Headline planning need assessment Updated July 2017; Energy Statement Ver 6 18/10/2017; External Lighting Assessment revision P02 18/10/2017; Statement of Community Involvement July 2017; Statement of Community Involvement Addendum October 2017; Air Quality Assessment July 2017; Arboricultural Report 170202-PD-11a May 2017; AVR/VVM Methodology Statement; AVR./VVM Report; Basement Impact Assessment Report July 2017; Basement Impact Assessment Appendix A- F; Basement Impact Assessment Audit revision D1 January 2018; Daylight and Sunlight Report V3 June 2017; Design and Access Statement October 2017; Flood Risk Assessment 371487-R1(03)-FRA October 2017; Heritage Statement October 2017; Planning Policy Statement October 2017; Servicing and Management Plan July 2017; Sustainability Statement Ver 5 18/10/2017; Townscape Study October 2017; Technical Note - 14th November Prepared by Cudd Bentley; Financial Viability Assessment Report for LCR Developments Ltd 27 July 2017; Travel Plan October 2017; Transport Statement October 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 development, by virtue of the development on designated Open Space and designated Local Green Space, would result in the loss of, and harm to, land protected because of its local amenity, habitat and biodiversity importance, contrary to policy A2 (Open Space) of the London Borough of Camden Local Plan 2017; Policy 7.18 of The London Plan 2016 and Policies 16 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed development, by virtue of re-landscaping and redeveloping the Site of Nature Conservation, would result in the loss of the protected land and would harm the biodiversity and ecology of the site, contrary to policies A2 (Open Space) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017, Policy 7.18 of The London Plan 2016 and Policies 16 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 3 The proposed development, without the provision of affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017, policy 3.12 of the London Plan 2016 and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 The proposed development, by virtue of its failure to provide an active street frontage, disconnection from the local streetscene and the surrounding community, results in an inward-looking enclave which fails to contribute to community safety and security or to promote social cohesion, contrary to policies D1 (Design) and C5 (Safety and Security) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, by virtue of its height, mass, scale and detailed design, would be detrimental to the streetscene, the open space, the outlook of surrounding properties, and the character and appearance of the wider area while failing to preserve or enhance the character and appearance of the local area, contrary to policies G1 (Delivery and location of growth), D1 (Design), D2 (Heritage) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 6 The proposed development, by virtue of its failure to deliver an inclusive design for all, both internally and externally throughout the scheme would be contrary to policies D1 (Design), C1 (Health and wellbeing) and, C6 (Access for all) of the London Borough of Camden Local Plan 2017, and Policies 3.8 and 7.2 of the London Plan 2016.
- 7 The proposed development, due to its height, massing, positioning of windows and balconies/terraces and proximity and relationship between the proposed blocks, would result in an unacceptable amount of overlooking to and from the proposed units, contrary to policies A1 (Managing the Impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.
- 8 The proposed development, due to its scale, design, and siting, would result in an unacceptable impact from artificial lighting onto the existing site protected because of its local amenity, habitat and biodiversity importance, contrary to policies A1 (Managing the Impact of development), A3 (Biodiversity) and D1 (Design) of the London Borough of Camden Local Plan 2017.
- 9 The proposed development, by reason of the type of cycle parking and its layout and location, would discourage the ownership and use of cycles as a sustainable form of transport, contrary to Policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.
- 10 The proposed development, in the absence of details regarding the feasibility of providing a CHP unit on the site, opportunities to reduce water consumption, drainage calculations and details relating to SuDs, along with the failure to reach CO2 reduction targets, and due to the absence of a legal agreement to secure any of the above, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate Change mitigation) and CC3 (Water and Flooding) of London Borough of Camden Local Plan 2017 and Policies 5.2, 5.12 and 5.13 of the London Plan 2016.

- 11 In the absence of a sufficiently comprehensive Noise and Vibration Impact Report outlining the proposed mitigation for the mechanical ventilation and for the car lift, the applicant has failed to demonstrate that the development would provide a suitable standard of development which would not cause harm to the amenity of future occupiers nor neighbouring properties in respect of noise and vibration levels, contrary to policies A1 (Managing the impact of development), A4 (Noise and Vibration) and CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.
- 12 The proposed development, in the absence of a legal agreement to secure a construction management plan and a financial contribution of £22,816 for construction management plan monitoring, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and DP28 (Noise and vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 13 The proposed development, in the absence of a legal agreement to secure financial contributions towards pedestrian and environmental improvements in the area, would fail to mitigate the impact of the development created by increased trips, contrary to policies T1 (Prioritising walking, cycling and public transport), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.
- 14 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 15 The proposed development, in the absence of a legal agreement for a Travel Plan and a financial contribution of £6,244 for travel plan monitoring, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and DP28 (Noise and vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 16 The proposed development, in the absence of a legal agreement to secure an Energy Efficiency and Renewable Energy Plan, including the submission of post-construction reviews demonstrating compliance with BREEAM Multi Residential and including a contribution to off-site allowable solutions, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding) CC4 (Air quality), C1 (Health and wellbeing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

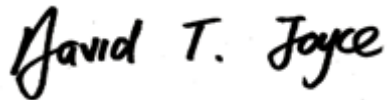
- 1 You are advised that reasons for refusal 12-16 could be overcome through entering into a Section 106 Legal Agreement.

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