

Savills UK
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/0579/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

11 April 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
26 Netherhall Gardens
London
NW3 5TL

Proposal:
Erection of a four storey (plus basement) detached property to provide 5 flats (4 x 2 bedroom and 1 x 3 bedroom), including front and rear roof terraces, hard and soft landscaping, boundary treatment and 3 car parking spaces, following demolition of the existing building (Class C3).

Drawing Nos:
Existing Drawings: 04009_JA12_P_00_001; 04009_JA12_P_UG_001;
04009_JA12_P_LG_001; 04009_JA12_P_01_001; 04009_JA12_P_02_001;
04009_JA12_S_AA_001; 04009_JA12_E_N_001; 04009_JA12_E_S_001;
04009_JA12_E_E_001; 04009_JA12_E_W_001; G100_P_RF_001

Demolition Drawings: 04009_JC20_P_00_001; 04009_JC20_P_LG_001;
04009_JC20_P_01_001; 04009_JC20_P_02_001; 04009_JC20_E_N_001;
04009_JC20_E_S_001; 04009_JC20_E_E_001; 04009_JC20_E_W_001

Proposed drawings: C645_: S_CC_001 B; S_AA_001 B; P_RF_001 B; P_LG_001 B;
P_03_001 B; P_02_001 B; P_01_001 B; P_00_001 B; E_W_001 B; E_S_001 B; E_N_001
B; E_E_001 B; E_W_002 A



Supporting documents: Site location plan; Letter prepared by Mecserve dated 02/03/2018; C645_SXX_001; Schedule of Areas, 9th October 2017; Daylight and Sunlight Study (Within Development) prepared by Right of Light Consulting dated 23 May 2017; Tree Constraints Plan; Tree schedule; Arboricultural Report prepared by Crown consultants dated 21st July 2017; Bat Survey report prepared by Greengage dated August 2017; Bird Survey prepared by Greengage dated 18th August 2017; Design and Access Statement prepared by Squire and Partners dated January 2017; Planning statement prepared by Savills dated February 2017; Daylight and Sunlight Study prepared by Right of Light Consulting dated 10 March 2017; Cover letter prepared by Savills dated 30 January 2017; Transport statement - TTP Consulting December 2016; Heritage Statement - Peter Stewart Consultancy December 2016; Report on Ground Investigation - Site Analytical Services June 2014; Preliminary Risk Assessment - Site Analytical Services June 2014; Structural Design & Construction Statement - Sinclair Johnston January 2017; Inventory of Basements within 75m of 26 Netherhall Gardens - Sinclair Johnston; Ground Movement Analysis - GEA 21 December 2015; Basement Impact Assessment - Site Analytical Services January 2015; Basement impact assessment - Sinclair Johnston June 2014;

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 reason of the size of the ground floor excavation, would not be subordinate to the proposed host building, and would harm neighbouring amenity and the established character of the surrounding area contrary to Policy A5 (Basements) of the London Borough of Camden Local Plan 2017.
- 2 The proposal fails to demonstrate that it is not possible to retain and improve the existing building and therefore has not demonstrated the optimisation of resources and energy use contrary to Policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, by reason of the inclusion of on-site car parking spaces, would be likely to promote the use of non-sustainable modes of transport resulting in air pollution and congestion, contrary to Policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 4 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 congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of 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 DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

- 6 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, contrary to policy Policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the London Borough of Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to meet the needs of households unable to access market housing, contrary to Policy H4 (Maximising the supply of affordable Housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 8 The proposed development, in the absence of a legal agreement securing a Basement Construction Plan, would fail to protect the water environment and the structural integrity of neighbouring properties contrary to Policies A5 and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

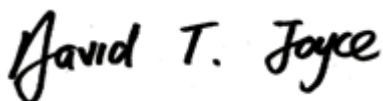
Informative(s):

1. 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