

B+R Architects
20 Shepherdess Walk
London
N1 7LB

Application Ref: **2017/5455/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

15 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**328 E-H Kilburn High Road
London
NW6 2QN**

Proposal:

Demolition of existing bar/restaurant (Sui Generis) and erection of four storey mixed use building including commercial unit (A1-A4) at ground floor level and 8 residential units (C3) at first, second and third floor level comprising 4 x 1 bed, 3 x 2 bed and 1 x 3 bed flats with associated roof terraces to the front and rear.

Drawing Nos: 16-018 AE(P) - 001, 16-018 AG(P) - 301 B, 16-018 AG(P) 0 - 201 B, 16-018 AG(P) - 101 B, 16-018 AG(P)-G01 B, 16-018 AG(P)-R01 C, 16-018 AX(P)-101, 16-018-AZ(P)001, 16-018 SK(P)-001, 16-018-YE(P)-001, 16-018-YX(P)-001, 16-018-YZ(P)-001, 16-018-YZ(P)-002, B+R Architects Design and Access Statement, Aparcar Smith Planning Statement dated September 2017, Malachy Walsh and Partners Energy Strategy dated July 2017, BVP Daylight & Sunlight Report dated June 2017, Aether Air Quality Assessment dated June 2017, BPS Independent Viability Review dated January 2018, Kempton Carr Croft Viability Appraisal & Report, Sharps Gayler Noise Assessment dated September 2017, Arboricultural Impact Assessment dated January 2017, Ecology and Landscape Report dated July 2017, Arbtech Preliminary Ecological Appraisal Survey.

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



Reason(s) for Refusal

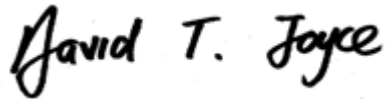
- 1 The proposed development, by virtue of its height, mass, scale and design, would be detrimental to the character and appearance of the adjoining terrace and the wider area, contrary to policies G1 (Delivery and location of growth), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by virtue of re-landscaping and redeveloping the Site of Importance for Nature Conservation would result in the loss of 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 and Policy 7.18 of The London Plan 2016.
- 3 The proposed cycle parking, by reason of its design and amount 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.
- 4 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.
- 5 The proposed development, in the absence of a legal agreement to secure a construction management plan and a financial contribution 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 CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 6 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 London Borough of Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement to secure a re-appraisal of viability to provide affordable housing once the development is completed would fail to make a contribution towards the supply of additional affordable housing within the Borough, contrary to Policies H4 (Maximising the supply of affordable housing) and DM1 (Delivery and monitoring) of the London Borough of 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

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