

DHA Planning & Development  
Cervantes  
Ellesmere Road  
Weybridge  
KT13 0HQ

Application Ref: **2017/6986/P**  
Please ask for: **Thomas Sild**  
Telephone: 020 7974 3686

14 June 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**24-32 Stephenson Way**  
**LONDON**  
**NW1 2HD**

Proposal:  
Erection of a two-storey roof extension with a plant enclosure above to form a fifth and sixth floor level to the existing building together with the reconfiguration of the existing fourth floor level accommodation.

Drawing Nos:

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 its lack of inclusion of a proportion of permanent residential housing would fail to provide a satisfactory contribution to the supply of housing contrary to policy policies G1 (Delivery and location of growth) and H1 (Maximising housing supply) and H2 (Maximising the supply of self-contained housing from a mixed use scheme) of the London Borough of Camden Local Plan 2017.
- 2 The applicant has failed to provide sufficient information to demonstrate that the



proposed development would ensure the provision of the maximum reasonable amount of affordable housing floorspace within the scheme contrary to policies H1 (Maximising housing supply) and H4 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, by reason of its excessive height, scale, bulk, detailed design and material would result in a visually obtrusive addition to the host building, that would be detrimental to the character and appearance of the streetscene contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development by reason of its excessive height, scale, design and siting would result in unacceptable loss of daylight and visual privacy to neighbouring residential occupiers contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 5 The applicant has failed to provide sufficient information to demonstrate that the proposed roof top plant would operate in accordance with the Council's minimum noise and vibration standards. The proposal would therefore be likely to result in harm to the residential amenity and local environment conditions in the area contrary to policies A1 (Managing the impact of development), and A4 (Noise and Vibration) of the London Borough of Camden Local Plan 2017.
- 6 The proposed development by reason of its lack of provision of adequate cycle parking spaces and insufficient information of the detailed design of the cycle stands would fail to prioritise cycling and promote a mode of sustainable transport contrary to Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 7 The proposed development, in the absence of sufficient information relating to flood risk and drainage measures has failed to demonstrate that the development does not increase flood risk nor reduce the risk of flooding and is therefore contrary to Camden Local Plan policy CC3 (Water and flooding).
- 8 The proposed development, in the absence of an Air Quality Assessment fails to demonstrate that new occupants would not be exposed to poor air quality or result in a further negative impact on surrounding air quality and as such is contrary to policy CC4 (Air quality) of the Camden Local Plan 2017.
- 9 The applicant has failed to provide sufficient information to demonstrate that the person and servicing trips generated by the development would be properly integrated with the transport network. The proposal would therefore be likely to result in harm to the local transport network contrary to Policies T1 (Prioritising walking, cycling and public transport) and A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 10 The proposed development has failed to achieve a BREEAM "excellent" standard and as such is not considered to acceptably address the Council's climate change objectives as outlined under policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

- 11 The proposed development, in the absence of a legal agreement to secure the development as 'car-free', 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 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.
- 12 The proposed development, in the absence of a legal agreement to secure a construction management plan and an appropriate financial contribution towards implementation support, 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.
- 13 The proposed development, in the absence of a local level travel plan and financial contributions for travel plan monitoring, would fail to promote sustainable forms of transport, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), DM1 (Delivery and monitoring) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.
- 14 The proposed development, in the absence of a legal agreement to secure an appropriate financial contribution towards public highway works, would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport), T3 (Transport Infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.
- 15 The proposed development, in the absence of a legal agreement securing an Energy Efficiency Plan and renewable energy plan including the measures set out in the Energy Strategy and an appropriate financial contribution towards decentralised energy, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC4 (Air quality), C1 (Health and wellbeing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 16 The proposed development, in the absence of a legal agreement securing a carbon off-set contribution, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC4 (Air quality), C1 (Health and wellbeing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 17 The proposed development, in the absence of a legal agreement securing a local employment and training package including an appropriate financial contribution, would be likely to lead to the exacerbation of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to

policies G1 (Delivery and location of growth), E1 (Economic development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

- 18 The proposed development, in the absence of a legal agreement securing an appropriate financial contribution towards public open space, would fail to mitigate the additional pressures and demands placed on existing open space in this area by the development, contrary to policies A1 (managing the impact of development), A2 (Open space) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

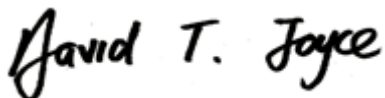
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 11 to 18 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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 Joyce  
Director of Regeneration and Planning