

Application ref: 2018/1515/P
Contact: Laura Hazelton
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Date: 15 October 2018

Development Management
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Apcar Smith Planning
Kinetic House
Theobald Street
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WD6 4PJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
40-42 Mill Lane
London
NW6 1NR

Proposal:

Conversion of ancillary accommodation to existing Class A4 use at 1st & 2nd floors, mansard roof extension, first and second floor rear extension to create 7 flats (5 x 2 bed, 1 x 1 bed and 1 x studio), associated alterations (including cycle and refuse/recycle storage at lower ground floor level accessed from Ravenshaw Street and new entrance to residential accommodation from upper ground floor level on Mill Lane frontage); retention of existing public house (Use Class A4) at upper and lower ground floors.

Drawing Nos: 17542/15; 17542/15 rev B; 17542/12 rev B; 160175 rev A, 160175 FP rev A, 160175 ELE rev A sheet 1 of 2, 160175 ELE rev A sheet 2 of 2.

Documents: Design and Access Statement - scheme one dated 9th March 2018; Heritage Statement dated March 2018; Noise and Sound Insulation Reports dated 3rd March 2018; Planning Statement ref: CA/3041/SCHEME 1 dated March 2018; Construction Management Plan - scheme 1 ref: 17065/ADH/ch dated 15 March 2018; Daylight and Sunlight Assessment ref: 2651 dated March 2018; Energy Assessment ref: 2897-40-42 Mill Lane-Scheme 1-Energy Strategy1802-28yp.docx; Air quality assessment ref: 2898-Mill Lane Air Quality Assessment-1980302yp.docx; BREEAM domestic refurbishment assessment ref: 2899-40-42 Mill Lane-Scheme 1-BREEAM1803-02yp.docx; Affordable Housing Viability Assessment Report Scheme 1 dated 21st March 2018; ABA letters dated 9th July 2018 and 17th July 2018.

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

Reason(s) for Refusal

- 1 The proposed mansard and rear extensions would be excessively large, appearing as an over-dominant and incongruous addition to the host building and wider terrace, causing harm to the character and appearance of the host building and streetscene, contrary to policy D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.
- 2 The proposed development, by reason of the insufficient payment in lieu 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 of the Camden Local Plan and policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan.
- 3 The proposed development, in the absence of a legal agreement to secure a car-free development, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 and T2 of the Camden Local Plan.
- 4 The proposed development, in the absence of a legal agreement to secure an Energy Efficiency and Renewable Energy Plan, would fail to be sustainable in its use of resources, contrary to policies CC1 and CC2 of the Camden Local Plan.
- 5 The proposed development, in the absence of a legal agreement securing sustainability design stage and post-construction sustainability reviews to achieve 'excellent' in a BREEAM Assessment 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), C1 (Health and wellbeing) and DM1 (Delivery and monitoring of the London Borough of Camden Local Plan 2017).

Informative(s):

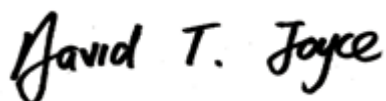
- 1 You are advised that reasons for refusal 3, 4 and 5 could be overcome by entering into a s106 agreement.

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



David Joyce
Director of Regeneration and Planning