

Application ref: 2018/4153/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Transformation
Flat B, 45 Lancaster Grove
London
NW3 4HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

5 Honeybourne Road
London
NW6 1HH

Proposal:

Demolition of existing single storey double garage, and construction of two storey 3 bedroom self-contained dwellinghouse

Drawing Nos: 2040/O.S, 2040.001, 2040.002, 2040.003, 2040.004, 2040.010_Rev.B, 2040.011_Rev.B, 2040.012_Rev.B, 2040.013_Rev.A, 2040.014_Rev.B & 2040/D&A/R

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

Reason(s) for Refusal

- 1 The proposed building by reason of its scale, height, location, and inappropriate design would result in an overly dominant and incongruous addition to the area, adversely impacting on the character and appearance of the conservation area contrary to policies 2 (Design & Character) and 3 (Safeguarding & Enhancing Conservation Areas & Heritage Assets) of the Fortune Green & West Hampstead Neighbourhood Plan (2015), and policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017).

- 2 The proposed unit by reason of substandard access to daylight, sunlight and level of outlook would provide a poor quality of accommodation for future occupants, contrary to policy H6 (Housing Choice and Mix) of the London Borough of Camden Local Plan (2017).
- 3 The proposed development, by reason of its first floor rear facing windows and proximity to neighbouring properties, would result in harmful overlooking and a substantial loss of privacy to no. 3 Honeybourne Road, contrary to policy A1 (Managing the Impact of Development) of the London Borough of Camden Local Plan (2017).
- 4 The proposed development, by reason of its siting on the boundary, height, depth and design, coupled with its proximity to Harvard Court, would result in undue harm to the daylight, sunlight, and outlook of the occupants of Harvard Court, particularly at lower levels, contrary to policy A1 (Managing the Impact of Development) of the London Borough of Camden Local Plan (2017).
- 5 The proposed development, by reason of its access door details, interior space standards, and internal details, fails to provide an adequately accessible design for a new build residential unit, contrary to policies C6 (Access for All) and H6 (Housing Choice and Mix) of the London Borough of Camden Local Plan (2017).
- 6 In the absence of a Basement Impact Assessment, the full impact of the proposed excavation cannot be adequately assessed, contrary to policy A5 (Basements) of the London Borough of Camden Local Plan (2017).
- 7 In the absence of an Arboricultural Report, the full impact of the proposed development and excavation on nearby trees cannot be adequately assessed, contrary to policy 18 (Trees) of the Fortune Green and West Hampstead Neighbourhood Plan (2015), and policy A3 (Biodiversity) of the London Borough of Camden Local Plan (2017).
- 8 The proposed development, in the absence of a legal agreement securing an affordable housing contribution would fail to make adequate provision to the borough's strategic affordable housing targets, contrary to policy H4 (Maximising the Supply of Affordable Housing) of the London Borough of Camden Local Plan (2017).
- 9 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy T2 of the London Borough of Camden Local Plan (2017).
- 10 The proposed development, in the absence of a legal agreement to secure a construction and demolition 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).

- 11 The applicant has failed to satisfactorily demonstrate that the proposed development would take measures to minimise the effects of, and adapt to, climate change through sustainable design and construction measures, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding) and CC4 (Air quality) of the Camden Local Plan (2017).

Informative(s):

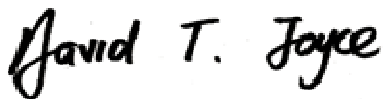
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 8, 9 & 10 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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