

Application ref: 2018/0645/P
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Date: 10 May 2019

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Mr James Huish
Montagu Evans LLP
5 Bolton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Barrie House
29 St Edmund's Terrace
London
NW8 7QH

Proposal:

Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (1 x 1 bed, 6 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping and relocated off-street car parking spaces.

Drawing Nos: E_00 rev A; E_20 rev A; E_21 rev B; E_22 rev A; E_23 rev A; E_24 rev A; E_25 rev A; P_20 rev C; P_21 rev D; P_22 rev C; P_23 rev C; P_24 rev C; P_25 rev A; P_30; P_31; P_32; P_33; P_34; P_35; P_36; P_37; P_38; P_39; P_51; P_52; P_56; Preliminary Ecological Appraisal produced by Eight Associates dated January 2019; Ground Source Heat Pump Feasibility Study produced by Cundall dated October 2018; Overheating Analysis produced by Eight Associates dated September 2018; Report on the Impact on Trees produced by John Cromar's Arboricultural Company Limited dated September 2018; Sustainability Statement Issue no. 3 produced by Eight Associates dated September 2018; Landscape Proposal rev D produced by Exterior Architecture dated September 2018; Energy Assessment Issue no. 2 produced by Eight Associates dated September 2018; Basement Impact Assessment produced by Parmarbrook dated May 2018; Secant Piled Retaining Wall Design for Temporary and Permanent Conditions produced by Parmarbrook dated June 2018; Daylight and Sunlight Report produced by Malcolm Halls dated May 2018; Design and Access Statement produced by Marek

Wojciechowski Architects dated November 2017; SuDS Assessment produced by Motion dated January 2018; Acoustic Report produced by Emtec dated December 2017; Draft Construction Management Plan produced by RPS dated December 2017; Planning Statement produced by Montague Evans dated February 2018; Covering letter produced by Montague Evans dated February 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 development by reason of its height, bulk, mass and location would result in loss of outlook, an increased sense of enclosure, and overbearing impact on the occupiers of flats in Barrie House and would fail to protect the amenity of the neighbouring occupiers contrary to policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure an appropriate 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 (Maximising the supply of affordable housing) of the London Borough of Camden Local Plan 2017.
- 3 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.
- 4 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.
- 5 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.
- 6 The proposed development, in the absence of a legal agreement to secure a Basement Construction Plan, would fail to ensure that the proposed basement development would maintain ground stability and the structural stability of neighbouring properties in the local area contrary to policies A1 (Managing the impact of development) and A5 (Basements) of the Camden Local Plan 2017.

- 7 The proposed development, in the absence of a legal agreement securing an Energy Efficiency and Renewable Energy Plan including the measures set out in the Energy Assessment, 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.
- 8 The proposed development, in the absence of a legal agreement securing a Sustainability Plan incorporating sustainability measures for the development as a whole 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 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 2 to 8 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer