

Application ref: 2019/0158/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 8 April 2019

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

Clague
62 Burgate
Canterbury
CT1 2BH
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**190 Goldhurst Terrace
London
NW6 3HN**

Proposal:

Excavation of a basement to form an independent two bedroom dwelling

Drawing Nos: 22447B_01; 22447B_11; 22447B_50; 22447B_200; Daylight statement ref.1122/B by Schroeders Begg Ltd (Dated August 2016); Arboricultural Report Ref. 3910_RP_001 (Dated 05/08/2016); 3910_DR_001;

Basement Impact Assessment (ref 16550/R3) dated April 2018 by Gabriel GeoConsulting; Layout of Zones used for PDISP Analyses (Rev.R4) dated April 2018 by Gabriel GeoConsulting; 4013/A1/03E dated March 2016 by S.C. Green Ltd; 4013/A1/02H dated March 2016 by S.C. Green Ltd; 4013/A1/01E dated March 2016 by S.C. Green Ltd; Method statement (ref job 4013) by S.C. Green Ltd; 4013 Revised Calculations dated April 2016 by S.C. Green Ltd and 4013/A1/05F dated March 2016 by S.C. Green Ltd

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

Reason(s) for Refusal

- 1 The proposed basement including the front lightwell, railings and access stair, by

reason of its scale, detailed design, prominent siting and resultant form, would adversely affect the existing proportions and symmetry of the host property and the wider terrace harming the character and appearance of the conservation area. The proposal is therefore contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The proposal to include a self-contained basement unit in an area prone to flooding is contrary to policies A5 and CC3 of the London Borough of Camden Local Plan (2017).
- 3 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.
- 4 The proposed development, in the absence of a legal agreement to secure securing financial contributions towards highways works, would fail to mitigate the impact of the development created by construction works, contrary to policies T3 (Transport infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer