

Application ref: 2020/1828/P
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Date: 9 September 2020

Development Management
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London Borough of Camden
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Montagu Evans
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Land Adjacent to Jack Straws Castle
North End Way
London
NW3 7ES

Proposal:

Erection of two three-storey (plus basement) dwellinghouses (Class C3) on west side of car park set behind associated landscaping, refuse and cycle stores and reconfigured car parking
Drawing Nos: 1370-1E, 2D, 3O, 4A, 5B, 6A, 7; 10; 11; 2/2; 2/7; 06-681-200-01P; Design and Access Statement dated March 2020 by Quinlan Terry; Planning and Heritage Statement dated April 2020 by Montagu Evans; Energy and Sustainability Statement dated April 2020 by XCO2; Structural Methodology Report dated Sep 2020 by Richard Tant Associates; Ground Investigation and Basement Impact Assessment report dated March 2020 by GEA; 4423-SM01A; 4423-SM01B; surface water drainage and SUDS strategy dated April 2020 by Evans; Transport Assessment April 2017 by WSP; Preliminary construction programme; Carpark statement dated 30.4.18 by WSP; Scotscape wire trellis information, Cyclehoop double bike locker information; Internal Daylight Report dated April 2020 by Point 2 Surveyors; Archaeological Desk-Based Assessment dated March 2020 by ASE; Tree Survey Report dated Dec 2016 revised 13.3.18 by RGS; Preliminary Ecological Appraisal dated March 2017 by Greengage; Bat survey report dated August 2017 by Greengage.

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

Reason(s) for Refusal

- 1 The proposed two houses, by virtue of their overall bulk, massing, height and incongruous detailed design, would harm the setting of the adjoining listed buildings of Jack Straws Castle and Old Courthouse and the character and appearance of the surrounding conservation area and streetscene, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.
- 2 The proposed development, in the absence of a legal agreement securing contributions to affordable housing provision, would fail to ensure the provision of the required amount of affordable housing for the scheme, contrary to policies H4 (Maximising the supply of affordable housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 3 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 and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free 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 securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport) 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 securing a Construction Management Plan (CMP) and associated contributions to support the implementation of the CMP, 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 A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) 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 numbered 2 - 5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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
Director of Economy, Regeneration and Investment