

Application ref: 2019/5835/P
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Date: 21 October 2020

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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**4B Hampstead Hill Gardens
London
NW3 2PL**

Proposal:

Demolition of existing 2-storey dwelling and erection of a new 3-storey and basement dwellinghouse

Drawing Nos: EX_100revP2, EX_101revP1, EX_102revP1, EX_300revP1, EX_301revP1, EX_302revP1, EX_303revP1, 218136-S-D300revP4, 218136-S-GA099revP2, 218136-S-GA100revP2, 218136-S-GA101revP2, 218136-S-GA102revP2, 218136-S-P002revP4, 218136-S-P003revP1, PL_001revP4, PL_099revP4, PL_100revP4, PL_101revP4, PL_102revP4, PL_103revP4, PL_200revP4, PL_201revP4, PL_202revP5, PL300revP4, PL301revP4, PL302revP4, PL303revP4.

Design and Access Statement - Addendum dated May 2020; Letter from RPS dated 12th November 2019; Heritage Statement prepared by Prentice Moore Heritage; Letter from DP9 dated 28th May 2020; Basement Impact Assessment revision 2 by RPS dated 15th May 2020; Planning Statement prepared by DP9 dated November 2019; Daylight, Sunlight and Overshadowing Assessment by Point 2 dated 21st October 2019; Construction Management Plan version 01 dated 02/04/2019, Arboricultural Impact Assessment version 2 ref 18-2625 dated 18th February 2019, Energy and Sustainability Report (Revision 0 - 19 December 2019

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

Reason(s) for Refusal

- 1 The proposed replacement dwelling, by virtue of its excessive height, bulk and scale, would have a detrimental impact on the character and appearance of the streetscene and Hampstead Conservation Area and the setting of nearby grade II listed buildings, resulting in 'less than substantial' harm to heritage assets, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.
- 2 The proposed development, by virtue of its unneighbourly and overbearing height and massing, would result in loss of outlook to 4A Hampstead Hill Gardens, to the detriment of their amenities, contrary to policy A1 (Amenity) of the London Borough of Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.
- 3 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety and neighbouring amenity including air quality, contrary to policies A1 (Managing the impact of development), 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 and policy BA3 (Local Requirements for Construction Management Plans) of the Hampstead Neighbourhood Plan 2018.
- 4 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to mitigate the impact of the construction works on the adjacent public highway, contrary to policies A1 (Managing the impact of development), T3 (Transport Infrastructure) 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 car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to encourage the use of sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (parking and car-free development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 3, 4 & 5 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment