

Application ref: 2020/3875/P  
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Date: 23 November 2020

**Development Management**  
Regeneration and Planning  
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Minh Quach  
Flat 48 Kensington Hall Gardens  
Beaumont Avenue  
London  
W14 9LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**1 Lidlinton Place  
(Land at Lidlinton Place  
Rear of nos. 76-75 Oakley Square)  
London  
NW1 2JU**

Proposal:

Erection of three storey single family dwelling including basement level.

Drawing Nos: A-10-001; A-11-001; A-11-031; A-11-032; A-18-500; A-19-000; A-19-001; A-19-002; A-18-100; A-19-003 Rev 1; A-21-001 Rev 1; A-21-002 Rev 1; A-21-003 Rev 1; A-21-010 Rev 1; A-21-012 Rev 1; A-22-001; A-22-101; A-31-001; A-32-501; A-32-502; A-32-503; A-32-504; A-36-001; Arboricultural Impact Assessment January 2020; Lifetime Homes Assessment 20 August 2020; Lidlinton Place - Green Roof Addendum Green roofs direct: Sebum Varieties, System Spec; GRD-HD-01; GRD-HD-02; TP-001; Biodiversity Report August 2020; Design and Access Statement by Unagru Architecture Urbanism Interiors; 02992P\_TCP\_01; Lidlinton Place - Sun Study; Ground Investigation and Basement Impact Assessment Report, by LMB Geosolutions Ltd, Issue 4, dated 1 July 2020; Basement Method Statement - E, Space Basements Ltd; Build Design Drawings 02 rev C and 03 rev C; LMB Geosolutions LTd Addendum 23/10/2020; Build Design Addendum 13/10/2020; Build Design: 02, 02A; Internal Daylight Assessment for Planning January 2020.

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 size, height, bulk and mass, would have a detrimental impact on the character and appearance of the streetscene, wider Camden Town Conservation Area and the setting of the adjacent Grade II listed buildings, resulting in less than substantial harm to the heritage assets, contrary to policies D1 (Design), D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 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.
- 3 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.
- 4 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 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.
- 5 The proposed development, in the absence of a legal agreement securing an affordable housing contribution (payment in-lieu), would fail to contribute to affordable housing provision in the borough, contrary to policies H4 (Maximising the supply of affordable housing), of the London Borough of Camden Local Plan 2017.

Informative(s):

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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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer