

Application ref: 2019/5075/P
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Date: 22 December 2020

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Triptych PD Limited
62 Queen's Park Terrace
Brighton
BN2 9YB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**46 Inverness Street
London
NW1 7HB**

Proposal:

Erection of two storey plus basement 2-bedroom dwelling house (Class C3) following demolition of existing single storey building (Class A1)

Drawing Nos: Existing: 236534-001; 002; 100 A; 110; 111; 112. Proposed: 236534-201 A; 202 A; 203 A; 204 A; 210 A; 211; 220 A; 221 A; 222 A; 223 A
Design and Access statement (August 2019); Daylight and sunlight assessment (prepared by Waldrams, dated 26th March 2019); Planning statement (dated October 2019); Heritage impact assessment (dated July 2019); Basement Impact Assessment (ref 19029.R01.P2) dated 23 November 2019 by Structure Workshop; Interpretative Geotechnical (ref.:J13674) by Southern Testing, dated March 2020; Flood Risk Statement (ref.:14159/AJP/SA/05.03.02.02) by Tully De' Ath Consultants, dated April 2020; Proposed Sheet Piling Summary drawing (ref.: SK10) by Stand Consulting Engineers, dated June 2020; Interpretative Geotechnical (ref.:J13674) by Southern Testing, dated March 2020; Flood Risk Statement (ref.:14159/AJP/SA/05.03.02.02) by Tully De' Ath Consultants, dated April 2020; Basement Impact Assessment Response to CampbellReith 2nd Round of Comments by Stand Consulting Engineers (ref.:619), dated 12 June 2020; Basement Impact Assessment Response to CampbellReith Underpinning Installation Movements and CIRIA C760 by Stand Consulting Engineers (ref.:619), dated 17 September 2020; Ground Movement Assessment Report (ref.: JI3674-GMA-3), dated 17 September 2020, by Southern Testing.

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 siting, height, massing and design, would represent a bulky, intrusive and incongruous addition to the streetscene that would conceal the historic pattern of development, harm the setting of the two adjacent Grade II listed buildings and harm the character and appearance of both Primrose Hill and Camden Town Conservation Areas, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to mitigate the impact of the basement 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.
- 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 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 2 - 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 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer