

Application ref: 2020/3553/P
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Date: 11 March 2021

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Iceni Projects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Land between Gondar House and South Mansions
Gondar Gardens
and to the rear of 1 Hillfield Road
West Hampstead
London
NW6 1QD**

Proposal:

The construction of a new part two, part three storey (plus basement) residential building to deliver 6 x residential (Class C3) dwellings, together with associated landscaping, cycle parking, refuse and recycling storage

Drawing Nos: Existing drawings: (1912-EMR-HR-ZZ-AP-A-)00102 Rev PL01.01; 00103 Rev PL01.01; 01101 Rev PL01.01; 01102 Rev PL01.01, 1912-EMR-HR-GF-AP-A-00101 Rev PL01.01;

Proposed drawings: (1912-EMR-HR-)B1-AP-A-02101 Rev PL02.01; GF-AP-A-02102 Rev PL02.01; 1F-AP-A-02103 Rev PL02.01; 2F-AP-A-02104 Rev PL02.01; RL-AP-A-02106 Rev PL02.01; ZZ-AP-A-04101 Rev PL02.01; ZZ-AP-A-04102 Rev PL02.01; ZZ-AP-A-04103 Rev PL01.01; ZZ-AP-A-05101 Rev PL02.01; ZZ-AP-A-05102 Rev PL02.01; ZZ-AP-A-05103 Rev PL02.01; ZZ-AP-A-05104 Rev PL02.01; ZZ-AP-A-05105 Rev PL02.01; ZZ-AP-A-05106 Rev PL02.01.

Supporting documents: Flood Risk Assessment dated 06/05/2020; Energy Statement dated 14/05/2020; Draft Construction Management Plan dated 15/05/2020; Design and

Access Statement dated August 2020; Daylight and Sunlight Report dated May 2020 Version 2; Cover letter dated 07/08/2020; Geotechnical and Geoenvironmental Interpretative Report and Basement Impact Assessment dated - Revision 1 dated December 2020; Planning Statement dated August 2020; Structures Stage 2 Report Rev P1 dated 14/05/2020; Addendum Design and Access Statement dated October 2020; Statement of Community Involvement dated May 2020; Sustainability Statement dated 11/05/2020; Arboricultural Impact Assessment dated May 2020; 1325-KC-XX-YTREE-TPP01Rev0 and Desktop Ecological Appraisal Brief dated September 2020.

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

Reason(s) for Refusal

1 Design, Character and Appearance

The proposed development, by virtue of its height, mass, scale, site coverage and detailed design, would be detrimental to the character and appearance of the streetscene and wider area generally, contrary to policy D1 (Design) of the Camden Local Plan 2017, and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

2 Residential Amenity

The proposed development, due to its height, massing, scale, location, positioning of windows and terraces, would have an overbearing impact on neighbouring occupiers at Gondar House, South Mansions and properties on Hillfield Road and result in a material loss of outlook, privacy and daylight, contrary to policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017, and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

3 Failure to enter into a legal agreement for a Sustainability Plan

The proposed development, in the absence of a legal agreement to secure a Sustainability and Energy Plan, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate) and CC3 (Water and flooding) of the Camden Local Plan 2017.

4 Failure to enter into a legal agreement for a Construction Management Plan

The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, with associated implementation support contribution and bond, 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) and DM1 (Delivery and monitoring) of Camden Local Plan 2017, and policy 7 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

5 Failure to enter into a legal agreement for a Highways Contributions

The proposed development, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure adequate provision for the 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 Camden Local Plan 2017, and policy 9 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

6 Failure to enter into a legal agreement for car-free housing

The proposed development, in the absence of a legal agreement to secure a car-free development, 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-free development) and DM1 (Delivery and monitoring) of Camden Local Plan 2017, and policy 9 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

7 Failure to enter into a legal agreement for an affordable housing contribution

The proposed development, in the absence of a legal agreement to secure a payment in lieu of affordable housing and to consider affordable housing cumulatively with the adjacent site at 1 Hillfield Road, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017, and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 It is noted that reasons for refusal 3-7 could be overcome by entering into a section 106 legal agreement.

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 at the top left of the page.

Daniel Pope
Chief Planning Officer