

Application ref: 2020/2689/P
Contact: Adam Greenhalgh
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Date: 20 April 2021

Development Management
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London Borough of Camden
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Formed Architects & Designers
Third Floor, Gable House,
18-24 Turnham Green Terrace
Chiswick
W4 1QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Land to rear of
12 Sarre Road
London
NW2 3SL**

Proposal:

Erection of a three storey dwellinghouse

Drawing Nos: D01, D02, D03, 20-007: 001, 100, 120 Rev 01, 121, 130 Rev 01, 131, 140,
Design & Access Statement, Arboricultural Report, Impact Assessment & Protection
Method Statement (Central London Tree Surveys n- August 2020), Energy Statement,
Daylight, Sunlight & Overshadowing Assessment

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, due to its siting, would occupy the site of a previously protected TPO Ash tree (which has been removed without consent from the site). The proposal therefore perpetuates the loss of a significant tree of amenity value, and would prevent adequate replanting, contrary to policy A3 of the Camden Local Plan and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 2 The proposed development, due to its height, bulk and design, be out of context with

and harmful to the character of the built environment in the immediate vicinity. The proposal would therefore be contrary to policy D1 of the Camden Local Plan, the Camden Planning Guidance on Design and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The proposed development, due to its height, bulk and siting, would result in an overbearing feature for the occupiers of neighbouring dwellings that would give rise to an unacceptable sense of enclosure within adjoining gardens and habitable rooms. It is therefore contrary to policy A1 (Managing the impact of development) of the LB Camden Local Plan 2017 and Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 4 The proposed development, due to the internal height of the second floor bedroom, would be contrary to the nationally described space standards and would thus fail to provide a satisfactory living environment for future occupiers. As such, it would be contrary to policy D1 (Design) of the LB Camden Local Plan 2017 and policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 5 The proposed development, by way of its lack of accessible and convenient cycle parking facilities would fail to promote the use of sustainable methods of transport. It is therefore contrary to policies T1, T2 and CC1 of the Camden Local Plan and policy 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.
- 6 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.
- 7 The proposed development, in the absence of a legal agreement to secure a financial contribution towards the requisite highway works, 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

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 6 and 7 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 centered on the page.

Daniel Pope
Chief Planning Officer