

Application ref: 2020/2782/P
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Date: 2 June 2021

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address: **Garages to the south of 27a West End Lane, London, NW6 4QJ**

Proposal: Demolition of existing garages and redevelopment of the site with a three storey building (plus basement) to provide 6 residential units (Use Class C3) with associated landscaping, cycle and bin stores.

Drawing Nos: 0390(10)099 (Rev A); 0390(15)300; 0390(15)301; 0390(15)302; 0390(15)303; PL-02; PL-03; PL-04; PL-05; PL-06; PL-07; PL-08; PL-09 (all dated Feb 2021); Design and Access statement (dated Feb 2021); Planning statement (dated July 2020); Energy and sustainability statement (dated 19/06/2020); Daylight and Sunlight Study (Within Development) prepared by Right Of Light Consulting (dated 9 June 2020); Basement Impact Assessment prepared by Ridge and Partners LLP (dated June 2020); SuDS Drainage Assessment with outline FRA prepared by Create Consulting Engineers (dated June 2020); BIA Audit Responses prepared by Ridge and Partners LLP (dated 15 October 2020) including Flood Risk Assessment prepared by Create Consulting Engineers Ltd (dated June 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 over-development through provision of too many homes with poor quality design, would result in units with poor internal layouts and compromised levels of privacy and outlook to the detriment of future occupiers,

contrary to policies D1 (Design) and H6 (Housing choice) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement to secure a contribution to affordable housing, 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.
- 3 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.
- 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 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.
- 5 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.
- 6 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.

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



Daniel Pope
Chief Planning Officer