

Application ref: 2020/2936/P
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Date: 3 March 2021

Development Management
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Quilichan Consultancy
The Old Manse
High Street
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SO20 6EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**23 Ravenshaw Street
London
NW6 1NP**

Proposal:

Erection of a three storey plus basement building comprising 7 flats (4 x 3-bed units and 3 x 2-bed units) with balconies at rear, following demolition of the existing house.

Drawing Nos: Site location plan; Extant drawings 01-07; Elevations (VERSION 5 - 13 December 2020) 01-04; Plans (VERSION 5 - 13 Dec 2020) 01-07; Sections (VERSION 5 - 13 Dec 2020) 01-08;

Supporting documents: BIA-23RAV- BIA Structural Wall Comparison; SD-61 (Sections and Details 2); Basement Method Statement prepared by Croft Structural Engineers dated 25/05/17; Basement Impact Assessment prepared by Maund Geo-Consulting dated 1 June 2017; Scheme Structural Calculations for Planning prepared by Croft Structural Engineers dated 23/05/17; SL-50 (Structural Scheme Basement); Water Efficiency Calculation dated 14/02/2017; BRE Daylight and Sunlight letter prepared by Right of Light Consulting dated 29 June 2020; Daylight and Sunlight Study (Within Development) prepared by Right of Light Consulting dated 29 June 2020; Design and Access Statement dated 29/06/2020; Regulations Compliance Report (SAP calculations); Energy & Sustainability Statement prepared by C80 Solutions dated March 2020; 3039/1 (land survey); Noise And Vibration Assessment prepared by KP Acoustics dated 19 January 2015; Planning statement prepared by Quilichan Consultancy dated 02/07/2020; Preliminary Ecological Appraisal prepared by Urban Edge Environmental Consulting dated February 2015; Sumatra Road Flood Alleviation Project email prepared by Thames Water dated 19 May 2017; Sewer

Flooding History Enquiry (Thames Water) dated 5 May 2017; Sustainability: Demolition vs. Retrofit; Building Retention vs Replacement Statement prepared by NDM Heath Ltd dated April 2017; Tree survey prepared by Tree Reports dated 4 February 2014; Groundsure - Electricity; Groundsure - Gas; Groundsure - Telecoms / Cable; Groundsure - Water and sewers; Air Quality Assessment prepared by Air Quality Assessments dated 25 February 2015; Daylight, Sunlight & Overshadowing Impact Assessment prepared by Space Strategy dated 29.03.16; Flood Risk Assessment and Surface Water Drainage Strategy for Planning prepared by UNDA dated December 2020; Proposed GIA Verification (11 Feb 2021) 01-04;

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 the scale and bulk of its rear massing, would appear disproportionately large and out of keeping with the rear of the surrounding terraced properties, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan.
- 2 The proposed development, by reason of the provision of self-contained dwellings at basement level within the Sumatra Road Local Flood Risk Zone, would introduce highly vulnerable uses into an area prone to flooding contrary to policies A5 (Basements) and CC3 (Water and Flooding) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing a Construction Management Plan, CMP implementation support contribution and Construction Impact Bond, would be likely to contribute unacceptably to traffic disruption, air pollution and be detrimental to general highway and pedestrian safety, contrary to policies A1 (Managing the impact of development), CC4 (Air Quality) 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 to secure car-free housing, would be likely to promote the use of non-sustainable modes of transport and contribute to air pollution and congestion in the surrounding area, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017; and policy 7 (Sustainable Transport) of the Fortune Green & West Hampstead Neighbourhood Plan.
- 5 The proposed development, in the absence of a legal agreement securing a contribution to affordable housing, would fail to meet the needs of households unable to access market housing, contrary to policies H4 (Maximising the supply of affordable Housing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017; and policy 1 (Housing) of the Fortune Green & West Hampstead Neighbourhood Plan.
- 6 The proposed development, in the absence of a legal agreement securing a highway contribution for necessary highway works, would fail to secure adequate provision for the safe movement of pedestrians and have an unacceptable impact

on the public highway, contrary to policies A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

- 7 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to ensure the structural stability of the public highway adjacent to the site, contrary to policies A1 (Managing the impact of development) 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 3-7 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



Daniel Pope
Chief Planning Officer