

Application ref: 2020/5623/P
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Date: 28 March 2022

Development Management
Regeneration and Planning
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CBRE Ltd
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**5 - 17 Haverstock Hill
London
NW3 2BP**

Proposal:

Demolition of existing building and erection of a development comprising residential (Use Class C3), Hotel (Use Class C1) and associated commercial, business and service (Use Class E, formerly Use Classes A1 and A3) with associated works.

Drawing Nos: Proposed plans:

6432-SRA-XX-00-DR-A-20 200 P01, 6432-SRA-XX-00M-DR-A-20 201 P01, 6432-SRA-XX-01-DR-A-20 202 P01, 6432-SRA-XX-02-DR-A-20 203 P01, 6432-SRA-XX-03-DR-A-20 204 P01, 6432-SRA-XX-04-DR-A-20 205 P01, 6432-SRA-XX-05-DR-A-20 206 P01, 6432-SRA-XX-06-DR-A-20 207 P01, 6432-SRA-XX-07-DR-A-20 208 P01, 6432-SRA-XX-B1-DR-A-20 199 P01, 6432-SRA-XX-EE-DR-A-02 254 P01, 6432-SRA-XX-EN-DR-A-02 251 P01, 6432-SRA-XX-ES-DR-A-02 252 P01, 6432-SRA-XX-EW-DR-A-02 253 P01, 6432-SRA-XX-XX-DR-A-02 261 P01, 6432-SRA-XX-XX-DR-A-02 262 P01, 6432-SRA-XX-XX-DR-A-02 263 P01, 6432-SRA-XX-XX-DR-A-02 351 P01, 6432-SRA-XX-XX-DR-A-02 352 P01, 6432-SRA-XX-XX-DR-A-02 001 P01, 6432-SRA-XX-XX-DR-A-02 400 P01, 6432-SRA-XX-XX-DR-A-02 401 P01, 6432-SRA-XX-XX-DR-A-02 402 P01, 6432-SRA-XX-XX-DR-A-02 403 P01, 6432-SRA-XX-XX-DR-A-02 410 P01, 6432-SRA-XX-XX-DR-A-02 411 P01.

Supporting documents: Townscape, Visual Impact and Heritage Statement (Peter Stewart Consultancy) October 2020, Noise and Vibration Impact Assessment E20062/NIA/R1-C (Adnitt Acoustics) 9 November 2020, Security Needs Assessment QCIC-03041-01001c

(QCIC) 11/11/2020, Access Statement P01 (Buro Happold) 11 November 2020, Site Investigation and Basement Impact Assessment Report HH-ARP-REP-301 Issue 2 (OC Camden Hotel Ltd) 10 November 2020, Land Contamination Preliminary Risk Assessment HH-ARP-REF-401 Issue 2 (OD Camden Hotel Ltd) September 2020, Statement of Community Involvement (Kanda) November 2020, Health Impact Assessment (Greengage) November 2020, Drainage Strategy Report HH-ARP-REP-601 P01 (OD Camden Hotel Ltd) 28 October 2020, Tree Survey and Arboricultural Impact Assessment (Greengage) October 2020, Waste Management Strategy 003 (OD Camden Hotel Ltd) November 2020, Sustainability Statement P1863-SUS-02 (Quinn Ross) 10/11/2020, Lighting Impact Assessment (Quinn Ross) P1863-LIA-02 P1 28/10/20, Landscape Strategy and Plans (RBMP) 23rd October, Energy Strategy P1863-ENE-02 (Quinn Ross) 10/11/2020, BREEAM UK New Construction 2018 Pre-Assessment P1863-BREEAM-02 (Quinn Ross) 10/11/2020, Overheating Analysis P1863-TM52-02 (Quinn Ross) 10/11/2020, Preliminary Ecological Appraisal Report DFCEP 4468-01 (D F Clark Bionomique Ltd) 15 September 2020, Bat Emergence Survey Report DFCEP 4468-02 (D F Clark Bionomique Ltd) 24/09/2020, Air Quality Assessment Issue 2 (Eight Associates) 09/11/2020, Daylight and Sunlight Report REL17 V3 (Point 2) November 2020, Covering letter (CBRE) 25 November 2020, Planning Statement (CBRE) November 2020, Design and Access Statement (Sheppard Robson) November 2020, Delivery and Servicing Plan (WSP) November 2020, Draft Travel Plan 001 (WSP) November 2020, Transport Assessment (WSP) November 2020, Draft Construction/Demolition Management Plan v3 (Paddy Connolly) 9/11/2020, Internal Daylight Report REL18 V1 (Point 2) November 2020, Economic Benefits Statement (Hatch) November 2020, Hotel Assessment Report (Savills) December 2020, Fire Statement HH-ARP-REP-502 Rev A (Arup) 09 July 2021, Response to BPS Addendum Report (CBRE) 21 December 2021.

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

Reason(s) for Refusal

1 Large-scale hotel

The proposed development includes the provision of a large-scale hotel outside the Central London Area or a Town Centre, which is considered to be an inappropriate location given the large numbers of people it would attract, and is likely to result in harm to the quieter more residential nature of the surrounding area character of the area, contrary to Policy E3 (Tourism) of the London Borough of Camden Local Plan 2017.

2 Loss of approved housing

The proposed development would result in the loss of housing, which has the potential to be delivered through an approved and implemented planning permission for this site, housing is the priority use of the Local Plan and this alternative development proposal would have a detrimental impact on meeting housing need and targets, contrary to Policy H1 (Maximising housing supply) of the London Borough of Camden Local Plan 2017.

3 Road Safety Audit

The proposals, in the absence of a Road Safety Audit, which demonstrates that the

proposed servicing would not increase road danger, are contrary to Camden Local Plan 2017 policies T1 and T3.

4 Energy/Sustainability

The proposed development, in the absence of a legal agreement to secure the details set out on the sustainability and energy plans, a BREEAM pre-assessment and a carbon offset contribution, would be likely to contribute to climate change, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding), CC4 (Air quality), C1 (Health and wellbeing) and DM1 (Delivery and monitoring of the London Borough of the London Borough of Camden Local Plan 2017).

5 Car-free

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, environmental impacts and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development), CC1 (Climate change mitigation) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

6 Public highways works

The proposed development, in the absence of a legal agreement to secure an appropriate financial contribution towards public highway works, would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport), T3 (Transport Infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.

7 Pedestrian, cyclist and environmental works

The proposed development, in the absence of a legal agreement to secure financial contributions towards pedestrian, cyclist and environmental improvements in the area, would fail to mitigate the impact of the development created by increased trips, contrary to policies T1 (Prioritising walking, cycling and public transport), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.

8 Delivery Servicing Management Plan

The proposed development, in the absence of a legal agreement securing a Delivery and Servicing Management Plan for the commercial element, would likely give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

9 Construction Management Plan

The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, construction impact bond and a financial contribution for construction management plan monitoring, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

10 Strategic Level Travel Plan

The proposed development, in the absence of a legal agreement for a Strategic Level Travel Plan and financial contributions for the associated monitoring, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

11 Local employment and training

The proposed development, in the absence of a legal agreement securing a local employment and training package including an appropriate financial contribution, would be likely to lead to the exacerbation of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to policies G1 (Delivery and location of growth), E1 (Economic development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

12 Hotel Management Plan

The proposed development, in the absence of a legal agreement securing a Hotel Management Plan, 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), T3 (Transport infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

13 Affordable housing

The proposed development, in the absence of a legal agreement to secure affordable housing, would be contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that reasons for refusal 3 - 12 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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer