

Application ref: 2021/5726/P
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Date: 27 April 2022

Development Management
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Quinlan Terry Architects
Old Exchange
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Car Park Rear Of Jack Straw's Castle
Heath Brow
London
NW3 7ES

Proposal: Construction of 3 car stackers to create 3 underground car parking spaces and the replacement of an existing side elevation door with a glazed double door

Drawing Nos: 1370 7 'A'; 1370 14 'A'; 1370 / 2 1; 1370 / 2 2; 1370 / 2 3; 1370 / 2 4; 1370 / 25; 8149-F-01 Rev.T2; 8149-F-02 Rev.T3; Design and Access and Heritage Statement dated November 2021 prepared by Quinlan Terry Architects.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal:

- 1 The proposed car stackers by reason of their siting, height and design when in operation would cause harm to the character and appearance of the host building which is Grade II listed and the wider streetscene contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan 2018.
- 2 The creation of additional onsite parking spaces would promote the use of private

motor vehicles, fail to encourage the use of sustainable modes of transport and exacerbate local traffic conditions contrary to policies T1 and T2 of the Camden Local Plan 2017.

- 3 In the absence of an independent audit of the basement impact assessment, the applicant has failed to demonstrate the development would not cause harm to the built and natural environment including the local water environment, ground conditions and the structural stability of the listed building and neighbouring properties contrary to policy A5 (Basements) of the London Borough of Camden Local Plan (2017) and policy BA1 (Local requirements for Basement Impact Assessments) of the Hampstead Neighbourhood Plan 2018.
- 4 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.

Informative:

- 1 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.

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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