

Rolfe Judd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2011/0395/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

21 June 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

Gondar Gardens Reservoir
Gondar Gardens
London

Proposal:

Redevelopment of the covered reservoir structure to provide 16 x 4-bedroom residential units (Class C3) with associated parking, refuse storage and landscaping, following substantial demolition of the roof and internal structure (application is accompanied by an Environmental Impact Assessment).

Drawing Nos: 4870/T(90) P00 Rev P1 - Location Plan, P00D, P-2D; 4870/B20S01 Rev P1; T(20) E01 Rev P1, E02 Rev P1, E03 Rev P1, E04 Rev P1, P00 Rev P1, P01 rev P1, P-1 Rev P1, P-2 Rev P1, P100 Rev P1, S01 Rev P1; JBA 10/35-01 Rev G; Planning Statement by Rolfe Judd dated January 2011; Environmental Statement by Peter Radmall Associates dated February 2011 comprising: Annex 2 - Construction Management Strategy; Annex 3 - Sustainability Statement with revised Appendix D (Rev B dated 03/06/11); Annex 4 - Air Quality Assessment; Annex 5 - Heritage Statement; Annex 6 - Structural Survey Report; including Appendix E: Addendum to Structural Survey Report by Dudley Walker dated 02/03/11 and Appendix F: Further Investigations into Structural Conditions of Redundant Reservoir by Dudley Walker dated May 2011; Annex 7 - Phase 1 Habitat Survey; Annex 8 - Bat Survey; Annex 9 - Reptile Survey; Annex 10 - Ecological Action Plan; Annex 11 -



Reptile Mitigation Method Statement; Annex 12 - Flood Risk Assessment Statement; Annex 13 - Envirocheck Report; Annex 14 - Daylight and Sunlight Statement and further details 1379_20, 1379_21, 1379_22, 1379_28, 1379_29, 1379_30, 1379_31; Annex 15 - Noise and Vibration Assessment; Annex 16 - Landscape and Visual Impact Assessment; Annex 17 - Transport Statement; Environmental Statement Non-Technical Summary by Peter Radmall Associates dated February 2011; Breeding Bird Survey by James Blake Associates dated June 2011; Road Noise Impact Assessment by noise.co.uk dated 06/03/11; CHP Noise Assessment by noise.co.uk Report No. 9384A-1; Letter from RSK Re: Gondar Gardens Surface Water Drainage Proposals dated 01/06/11; Letter from noise.co.uk Re: Noise Response dated 06/05/11; Letter from Royal Haskoning Re: Response to Transport and Highway Objections dated 28/04/11; and Letter from Royal Haskoning Re: Gondar Gardens dated 03/06/11.

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 virtue of the development on designated Open Space, would result in the loss of land protected because of its local amenity, habitat and biodiversity importance, contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policy 3D.14 (Biodiversity and nature conservation) of the London Plan (Consolidated with Alterations since 2004).
- 2 The proposed development, without the provision of sufficient affordable housing either on-site or off-site, secured by a S.106 Legal Agreement, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework Core Strategy, policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies and Policy 3A.11 (Affordable Housing) of the London Plan (Consolidated with Alterations since 2004).
- 3 The proposed development, by reason of the low number of residential units per hectare, would fail to maximise the contribution of the site to providing additional homes in the borough, contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies and Policy 3A.3 (Maximising the potential of sites) of the London Plan (Consolidated with Alterations since 2004).
- 4 The proposed development, by virtue of its failure to provide an active street frontage, its disconnection from the local streetscene and the surrounding community, results in an inward-looking enclave which fails to contribute to community safety and security or to promote social cohesion, contrary to policy CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality

design) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The proposed development, by virtue of its failure to provide a mix of large and small homes, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing a proportion of energy demand to be met by on-site renewable resources including the provision of a CHP plant, would fail to meet the Council's aims of minimising the effects of development on climate change by being sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) , CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The applicant has failed to demonstrate, by way of a Basement Impact Assessment, that the works of demolition and construction would not result in an unacceptable impact on the structural stability of adjacent properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement to incorporate environmental sustainability measures, in its use of energy, water and resources, including the submission of post-construction reviews demonstrating compliance with Level 5 of the Code for Sustainable Homes and including a contribution to off-site allowable solutions, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement for car-capped housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policy CS11 (Promoting sustainable and sufficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation of, a Demolition and Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users, and would be detrimental to the amenities of the area generally, contrary to policies CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP20 (Movement of goods and materials) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement to secure measures to support local labour and procurement would fail to contribute to the support of local enterprise development, employment and training schemes for Camden residents, and would be contrary to policies CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 12 The proposed development, in the absence of a S.106 Legal Agreement requiring a contribution to secure associated highways works to be undertaken adjacent to the site, would be likely to result in an unacceptable impact on the local transport system, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP19 (Managing the Impact of Parking) and DP21 (Development Connecting to the Highway Network) of the London Borough of Camden Local Development Framework Development Policies.
- 13 The proposed development, in the absence of a S.106 legal Agreement to secure a contribution towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 14 The proposed development, in the absence of a S.106 legal Agreement securing provisions for the long term maintenance, protection and management of the retained area of Open Space, would be likely to result in the deterioration of the habitat, contrary to policies CS15 (Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, open space, sport and recreation) of the London Borough of Camden Local Development Framework Development Policies.
- 15 The proposed development, in the absence of a S.106 legal Agreement securing the provision of a compensatory off-site area of habitat, would result in the net loss of habitat space, contrary to policies CS15 (Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, open space,

sport and recreation) of the London Borough of Camden Local Development Framework Development Policies and policy 3D.14 (Biodiversity and nature conservation) of the London Plan (Consolidated with Alterations since 2004).

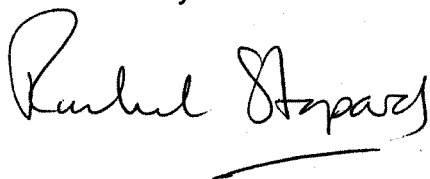
- 16 The proposed development, in the absence of a S106 legal agreement to secure contributions towards community facilities, would be likely to result in unacceptable additional pressures on existing facilities in the area, contrary to policy CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that reasons for refusal 6 and 8-14 and 16 could be dealt with by agreeing the terms of a S106 legal agreement.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

