

Application ref: 2023/2591/P
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Date: 12 January 2024

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Archimedes design
6 Monega Road
London
E7 8EW

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:
17 Leigh Street
London
WC1H 9EW

Description of the proposed development:
Change of use of ground floor commercial unit (Class E) to flat (Class C3)

Information that the developer provided to the local planning authority:
Drawing Nos and documents: Location Plan, Existing Block Plan, Existing Floor Plan, Proposed Floor Plan, Existing Elevations 1, Existing Elevations 2, Existing Elevations 3, Existing Section, Proposed Front Elevation Details, Planning Statement

Reason(s) for refusal:

- 1 The applicant property forms part of a listed building. The proposal is therefore contrary to criteria under MA.1 (1) (d) of Class MA, Schedule 2, Part 3 of the

GPDO.

- 2 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and the failure to provide cycle parking would not promote the use of sustainable transport. It is therefore contrary to MA.2 (a) of Class MA, Schedule 2, Part 3 of the GPDO.
- 3 In the absence of any contamination assessment for the site to demonstrate otherwise, it is likely that the future occupiers would be impacted by potential contamination from the use of the rear amenity space to the detriment of their amenities. It would therefore not comply with criteria MA.2 (b) of Class MA, Schedule 2, Part 3 of the GPDO.
- 4 In the absence of a Daylight/Sunlight Assessment to demonstrate that all habitable rooms would receive adequate natural light, it is considered that the proposal has failed to demonstrate that it would provide an acceptable level of natural light contrary to MA.2 (f) of Class MA, Schedule 2, Part 3 of the GPDO.

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.

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 2023.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

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

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.