

Application ref: 2023/5391/P
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Date: 2 May 2024

Development Management
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London Borough of Camden
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**65-69
Holmes Road
London
Camden
NW5 3AN**

Proposal:

Erection of roof extension (i.e. seventh floor) to facilitate the creation of 11 student accommodation rooms.

Drawing Nos: A (S0): P001 Location Plan, P300 Existing Sections, P170 Existing Roof Plan, P400 Holmes Road Elevation As Built, P403 Existing Courtyard Elevation,

A (GA): P170 Proposed Seventh Floor Plan, P180 Proposed Roof Plan, P302 Proposed Detail Section, P303 Proposed Sections A-A B-B, P303 Proposed Section C-C, P304 Proposed Section D-D, P400 Proposed Elevations, P403 Proposed Courtyard Elevation

Design & Access Statement (Contemporary Design Solutions - October 2023), Planning Statement (SM Planning - December 2023), Daylight and Sunlight Report (Neighbouring Properties - October 2023), Energy and Sustainability Statement (Hodkinson - November 2023), Transport Statement (AECOM - October 2023), Student Travel Plan (AECOM - October 2023), Student Pick-Up and Drop-Off Management Scheme - October 2023),

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 its height, mass, scale and architectural design, would be detrimental to the character and appearance of the host building, the quality of the townscape and the visual amenity of neighbouring occupiers. It would therefore be contrary to policy D1 (Design) of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 2 The proposed development, due to its height, massing, scale and location, would result in a material loss of outlook as well as having an overbearing impact and an increased sense of enclosure on the occupiers at 55-57 Holmes Road. It would therefore be contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and the NPPF 2023.
- 3 The proposed development, by way of the absence of 8 additional cycle parking spaces, fails to include sufficient facilities to promote the use of sustainable transport and reduced car use. As such it is contrary to policies T1, CC1 and CC2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023.
- 4 The proposed development, in the absence of a legal agreement securing a student management plan, would fail to protect the amenity of neighbouring occupiers and users of the surrounding area. It would therefore be contrary to policies A1 and H9 of the Camden Local Plan 2017. It would also be contrary to the London Plan 2012 and the NPPF 2023.
- 5 In the absence of a legal agreement to secure a contribution of £11,000 towards pedestrian, cycling and environmental improvements, the proposal is contrary to policy T3 (Transport Infrastructure) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.
- 6 In the absence of a legal agreement to secure a contribution of £504,900 to affordable student housing the proposal fails to make a commensurate contribution to the provision of affordable student housing. It is therefore contrary to policy H9 (Student Housing) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.
- 7 In the absence of a legal agreement including the prevention of future occupiers from obtaining on-street car parking permits, the proposal is contrary to policy T2 (Parking and car-free development) of the Camden Local Plan 2017. It is also contrary to the London Plan 2021 and NPPF 2023.
- 8 In the absence of a legal agreement to secure a Student Travel Plan and associated Monitoring and Measures Contribution of £5,196, the proposal is contrary to Local Plan policy T1 (Prioritising walking, cycling and public transport) and T3 (Transport Infrastructure) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.
- 9 In the absence of a legal agreement to secure the implementation of the Student

Pick Up and Drop-Off Management, the proposal is contrary to Local Plan policy T2 (Parking and car free development) of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

- 10 The proposed development, in the absence of a legal agreement to secure a contribution of £14,850 for public open space, would be likely to contribute to pressure and demand on the existing open space in this area. The proposal is therefore contrary to policy A2 (Open Space) of the Camden Local Plan 2017 and policy GO1 (Local Green Spaces) of the Kentish Town Neighbourhood Plan.
- 11 In the absence of a legal agreement to secure the implementation of a CMP, associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, the proposal is contrary to Local Plan policies A1, T3 and T4 of the Camden Local Plan 2017, London Plan 2021 and NPPF 2023.

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 Reasons for refusal 3 - 10 above could be overcome by completing a legal agreement to secure the provision of the items mentioned therein.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer