

Application ref: 2023/5456/P
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Date: 14 May 2024

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London Borough of Camden
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Greenhayes Planning
Greenhayes Studio
106 Hastings Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Ground floor unit
16 Rochester Mews
London
NW1 9JB

Proposal:

Change of use and conversion of existing commercial unit (Class E) at ground floor level to create 3x two-bedroom flats (Class C3), amenity space, access bin and cycle storage.
Drawing Nos: Planning and Design Statement, Updated Report for Planning 20th November 2023, 1337/50-A, 1337/51-B.

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

Reason(s) for Refusal

- 1 The proposed change of use, by virtue of the poor quality of accommodation due to layout, outlook, privacy and light, would fail to provide future occupants with an acceptable standard of accommodation and subsequent quality of life, contrary to policy D1 (Design) and H6 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 2 The proposed floor-to-ceiling windows would appear incongruous with the building, harming its character and appearance, and the appearance of the wider area, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to Policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

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 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