

Application ref: 2024/1541/P  
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Date: 3 October 2024

**Development Management**  
Regeneration and Planning  
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105 Eade Road  
London  
N4 1TJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**154 Royal College Street  
London  
NW1 0TA**

Proposal: Change of use of ground floor (and basement) commercial unit to residential, erection of a ground floor rear extension, mansard roof extension and basement excavation including the insertion of a rear lightwell, all to enable use as two flats

Drawing Nos:

Existing Floor Plans Basement; Ground; First; Second & Roof RCS.154.EX.101

Existing Front & Rear Elevations and Section A-A RCS.154.EX.102

Existing Side Elevations (1 & 2) RCS.154.EX.103

Proposed Floor Plans Basement; Ground; First; Second; Loft & Roof RCS.154.PR.101 B

Proposed Front & Rear Elevations and Section A-A RCS.154.PR.102 B

Proposed Side Elevations (1 & 2) RCS.154.PR.103 B

Basement Impact Assessment: screening and scoping document (Stephen Buss  
Environmental Consulting Ltd - July 2024)

Basement Impact Assessment (jmsengineers - Project Ref: L24/055/02

Planning, Design & Access Statement (Eade Planning Ltd - August 2024)

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

#### Reason(s) for Refusal

- 1 In the absence of sufficient evidence to demonstrate that the ground floor and basement cannot be used for commercial purposes, including a lack of sufficient evidence of marketing, the proposal would result in the loss of employment floorspace. It would therefore be contrary to policy E2 (Employment premises and sites) of the LB Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 2 The proposed change of use of the ground floor from commercial to residential and the proposed front lightwell would not be in keeping with or appropriate to the historic character and appearance of the building in the Conservation Area. The proposals would therefore fail to preserve or enhance the character and appearance of the Conservation Area and would therefore be contrary to policy D2 (Heritage) of the LB Camden Local Plan 2017. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 3 In the absence of a satisfactory Basement Impact Assessment it has not been demonstrated that the proposal would safeguard structural, ground and water conditions in the area. The proposal is therefore contrary to policies A1 (Managing the impact of development), A5 (Basements) and CC3 (Water and flooding) of the LB Camden Local Plan and the Camden planning Guidance on Basements 2021. It would also be contrary to the London Plan 2021 and NPPF 2023.
- 4 In the absence of a completed S.106 agreement including the prevention of future occupiers of the new flat form obtaining on-street car parking permits, the proposal would increase on-street parking pressures, traffic congestion and air pollution and fail to encourage more sustainable modes of transport such as walking, cycling and public transport. It would therefore be contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and T3 (Transport infrastructure) of the LB Camden Local Plan 2017. It would also be contrary to the 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](mailto: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 about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer