

Application ref: 2024/4841/P  
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Date: 14 January 2025

**Development Management**  
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KREOD Architecture  
1 - 3 School Cottages  
33 Fairfield Road  
Bromley  
Greater London  
BR1 3QN  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**47 Mount Pleasant  
London  
Camden  
WC1X 0AE**

Proposal: Change of Use from Commercial (Class E use) to a 6bed House in Multiple Occupation (HMO) (Sui Generis use). Replacement front door.

Drawing Nos: AL (01) 1000 Rev. P01; AL (01) 1001 Rev. P01; AL (01) 1002 Rev. P01; AL (02) 2100 Rev. P01; AL (02) 2101 Rev. P01; AL (02) 2102 Rev. P01; AL (02) 2103 Rev. P01; AL (02) 2104 Rev. P01; AL (02) 2105 Rev. P01; AL (02) 2106 Rev. P01; AL (02) 2107 Rev. P01; AL (02) 2108 Rev. P01; AL (02) 2109 Rev. P01; AL (04) 4100 Rev. P01; AL (04) 4101 Rev. P01; AL (04) 4102 Rev. P01; AL (04) 4103 Rev. P01; AL (04) 4104 Rev. P01; AL (04) 4105 Rev. P01; AL (05) 5100 Rev. P01; AL (05) 5101 Rev. P01; AL (06) 6100 Rev. P01; AL (06) 6101 Rev. P01.

Supporting documents: Letter from Kreod Ltd dated 25th Nov 2024; Marketing evidence; Statement on past occupation from previous owners dated 25th Oct 2024; Planning & Heritage Statement dated Oct 2024 by PD Planning UK and photo sheet.

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

Reason(s) for Refusal

- 1 In absence of a site visit, detailed drawings and a comprehensive heritage statement it has not been adequately demonstrated that the proposed internal alterations and replacement of the front door would not harm the special architectural and historic interest of the Grade II listed building and the Hatton Garden Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 In absence of a comprehensive and adequate daylight and sunlight impact report to demonstrate otherwise, it is considered likely that the development would not be able to provide sufficient daylight to the proposed rear ground floor bedroom contrary to policy policies A1 (Managing the impact of development), D1 (Design) and H10 (Housing with shared facilities) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, by reason of its layout would fail to provide an acceptable standard of accommodation for occupying residents in the proposed the top floor duplex unit in terms of fire safety, contrary to policies A1 (Managing the impact of development), D1 (Design) and H10 (Housing with shared facilities) of the London Borough of Camden Local Plan 2017.and Policy D12 (Fire Safety) of the London Plan 2021.
- 4 The proposed development, in failing to be secured as a long-term addition to the supply of low cost housing or otherwise providing an appropriate amount of affordable housing, would fail to meet the needs of small households with limited incomes, contrary to Policy H10 (Housing with shared facilities) of the London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to secure the residential dwellings making up the house of multiple occupancy as car-free, would be likely to contribute to parking stress and congestion in the surrounding area, contrary to Policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing cycle parking would fail to make sufficient provision in a sustainable manner for the increased trips generated by the development thus causing a cumulative detrimental impact on the borough's transport network, contrary to policies A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal nos. 4- 6 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer