

Application ref: 2023/0901/P
Contact: Christopher Smith
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Date: 30 January 2025

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Metropolis Planning & Design
20-22 Wenlock Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
34 Shoot-up Hill
London
Camden
NW2 3QB

Proposal:
Change of use of four small HMOs (Class C4) to a single large HMO (Sui Generis).

Drawing Nos: (all rev. 00 unless stated) 2417-D1000, D1099, D1100, D1101, D1102, D2099 (rev. 04), D2100 (rev. 04), D2101 (rev. 04), D2102 (rev. 03); Covering letter dated 2nd March 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 would create 24 sub-standard self-contained homes at the expense of 4 good quality HMOs. As such, the proposal would fail to provide an acceptable standard of living accommodation and result in the loss of housing with shared facilities contrary to Policies H3 (Protecting existing homes), H6 (Housing choice) and H10 (Housing with shared facilities) of the Camden Local Plan 2017, policy 1 of the Fortune Green West Hampstead Neighbourhood Plan and policies D6 (Housing quality and standards) and H9 (Ensuring the best use of stock) of the London Plan 2021.

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy T2 (Parking and car free development) of the Camden Local Plan 2017.

Informative(s):

- 1 The applicant is reminded that appropriate measures should be taken to ensure cooking facilities are not provided or otherwise available for use in individual rooms.

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



Daniel Pope
Chief Planning Officer