

Application ref: 2024/2842/P
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Date: 30 January 2025

Development Management
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KA Designs
23 Haslemere Aveune
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EN4 8EY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Offices And Premises At 1st Floor
35 Grafton Way
London
W1T 5DB

Proposal:
Change of use from office (Class E(g)(i)) to residential (Class C3) for the provision of 1no. self-contained residential unit.

Drawing Nos:
G01/2024/01, G01/2024/02, G01/2024/03, G01/2024/04, G01/2024/05, Design Access & Heritage Statement.

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 information to demonstrate otherwise, the proposed development would result in the loss of an existing business use and harm the local economy and the functioning of the Central Activities Zone contrary to Policy E2 (Employment premises and sites) of the Camden Local Plan 2017 and Principle 4 (Small and Medium Enterprises) of the Fitzrovia Area Action Plan.
- 2 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute 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.

- 3 The proposed development, in the absence of a legal agreement securing cycle parking contribution £1440 towards the provision of 2 spaces in a bike hanger to be provided within the vicinity of the site, would 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 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