

Application ref: 2025/1523/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 21 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

henry planning ltd
163
Church Hill Road
East Barnet
BARNET
EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**267 Eversholt Street
London
Camden
NW1 1BA**

Proposal:

Change of use of basement and the rear part of the ground floor from commercial (Class E) into 5 units of short-term letting accommodation (Class C1).

Drawing Nos: Location plan; A101; B101; B104; Z101 and Z107.

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

Reason(s) for Refusal

- 1 The change of use to short term let accommodation (Class C1) would not be an appropriate use in this location outside of the Camden Town Town Centre and with no special or local focus proposed, which would be detrimental to the balance and mix of uses in the area, local character and residential amenity. It would be contrary to Policy E3 of the London Borough of Camden Local Plan 2017.
- 2 The high turnover of occupiers has potential to increase incidences of noise and disturbance to the detriment of the neighbouring occupiers, contrary to policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement to secure the short term let units 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.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal no. 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 You are reminded that the enforcement notice EN23/0394 must be complied with by the **4th July 2025**.

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