

CgMs Ltd  
140 London Wall  
London  
EC2Y 5DN

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2013/5568/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

7 March 2014

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)  
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE**  
REFUSAL

Address:  
**The Castle**  
**147 Kentish Town Road**  
**London**  
**NW1 8PB**

Proposal: Redevelopment of existing former public house (A4 use) including enlargement of the existing basement with a basement plus five storey mixed use building comprising office space (A2/B1) at basement/ground floor levels and 9 self-contained residential flats (C3 use) at the upper floors comprising 1x1 bed, 6x2 bed and 2x3 bed including basement level cycle storage and solar panels on the roof following demolition of existing building (A4 use).

Drawing Nos: Site location plan, Existing drawings: 1319 98-201 P00, 98-202 P00, 98-203 P00, 98-204 P00, 98-205 P00, 98-210 P00. Proposed drawings: 1319 00-201 P01, 00-202 P01, 00-203 P01, 00204 P01, 00-205 P01, 00-206 P01, 00-207 P00, 00-210 P01, 00-211 P01, 00-212 P00, 00-220 P00. Energy Report by EPS Group dated August 2013; Ground Investigation Report by Site Analytical Services Ltd, dated May 2013; Transport Statement by Ringleys dated August 2013; Structural Appraisal of Planning Scheme by RWA Engineers dated July 2013; BREEAM Pre-Assessment by GRE Global Ltd. dated 19/09/2013; Archaeological Desk Based Assessment by CGMS dated October 2013.

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

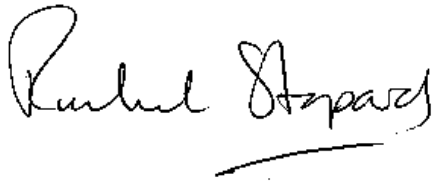


## Reason(s) for Refusal

- 1 The demolition of the existing building would result in the loss of a significant local landmark building and local heritage asset which contributes positively to the local streetscape, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development by virtue of its height, bulk, mass, scale, and detailed design would have an adverse impact on the character and appearance of the surrounding street scene and local area. The application is therefore contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 3 The proposed development by virtue of its height, bulk, massing and scale would have an adverse impact on the amenity enjoyed by neighbouring residents to the north, namely those within properties on Castle Street in terms of outlook and increased sense of enclosure. The application is therefore contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 4 The proposed development, in the absence of a legal agreement to secure a construction management plan, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting Sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 5 The proposed development, in the absence of a legal agreement to secure securing financial contributions towards pedestrian and environmental improvements in the area, would fail to mitigate the impact of the development created by increased trips, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 6 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 policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.

- 7 The proposed development, in the absence of a legal agreement to secure measures to incorporate environmental sustainability measures (including provision of on-site renewables), in its use of energy, water and resources, including the submission of post-construction reviews, would be contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (Promoting Sustainable Design and Construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing a Servicing Management Plan for the commercial element, would likely give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 9 The proposed development, in the absence of a legal agreement securing a highways contribution, would be likely to give risk to damage to the public highway and fail to ensure that the footway ties the development contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 10 The proposed development, in the absence of a legal agreement for securing contributions for public open space, would be likely to contribute to pressure and demand on the existing open space in this area contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 11 The proposed development, in the absence of a legal agreement securing contributions towards community facilities, would be likely to result in unacceptable additional pressures on existing facilities in the area, contrary to policy CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.
- 12 The proposed development, in the absence of a legal agreement securing a contribution towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.