

JM Architects  
40-44 Threeways House  
2nd Floor 40-44 Clipstone Street  
London  
W1W 5DW

Application Ref: **2013/0833/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

24 October 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:  
**11-12 Grenville Street**  
**London**  
**WC1N 1LZ**

#### **Proposal:**

Change of use of entire building from office (Class B1), restaurant and café (Class A3) and retail (Class A1) into residential (Class C3) comprising 6x 1 bedroom and 1x 2 bedroom flats and 1x 3 bedroom maisonette together with erection of mansard roof extension, reinstatement of front lightwell with railing, alterations to the front elevation (new windows to shopfront), alterations to rear elevation including insertion of balconies to first, second and third floor levels and installation of new doors and windows, replacement of existing single storey rear extension (at no 11), erection of four storey infill rear extension (above ground floor level), alterations to south side and north side ground floor elevations and alterations to rear boundary wall and replacement of railing.

Drawing Nos: L(0)108 (Site Location Plan); L(0)001 C; L(0)002 D; L(0)003 D; L(0)004 B; L(0)005 B; L(0)010 C; L(0)011 C; L(0)012 C; L(0)013 A; L(0)014 A; L(0)101 B; L(0)102 F; L(0)103 Rev E; L(0)104 B; L(0)105 B; L(0)106 B; L(0)110 A; L(0)111 A; L(0)112 A; L(0)113 A; BREEAM Domestic Refurbishment 2012 (Design State Pre-Assessment Report) by Watkins Payne dated February 2013 ; Energy Statement Revision A by Watkins Payne dated March 2013; Letter from Savills dated 06th February 2013 (concerning daylight/sunlight); Transport Statement by JM Architects dated January 2013; Construction



Management Plan by Parsons Brinckerhoff; and Marketability Report by Parsons Brinckerhoff dated February 2013.

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 result in the loss of employment floorspace which remains suitable for use, it would fail to support economic activity in Camden particularly small and medium sized businesses and would result in the loss of employment opportunities within the Borough contrary to policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden LDF Core Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies.
- 2 In the absence of a robust marketing justification the loss of the existing Class A1 and Class A3 units would compromise the Council's ability to protect and promote small and independent shops in the area and would harm the character, function and vibrancy of the area, contrary to policies CS7 (Promoting Camden's Centres and Shops) and CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local development Framework Core Strategy and to policies DP10 (Helping and promoting small and independent shops) and DP13 (Employment premises and sites) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The mix of proposed development, by reason of sufficient amount of 2 and 3 bedroom units, would fail to contribute to the creation of mixed and inclusive communities, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed mansard roof extension, by reason of its height, bulk and massing, would be an incongruous, overbearing and dominant addition to the local townscape which would fail to respond to the local scale, form and grain of development characteristic of the area, to the detriment of the character and appearance of the Charlotte Street Conservation Area, the wider local streetscape, and the settings of Grade II listed 26 Charlotte Street contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed infill rear extension by reason of its location, bulk and design features would erode from the character of the rear elevation of the host building and would harm the character and appearance of the host building and the wider conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving

Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed single storey rear extension by reason of its elaborate design would not be in keeping with the character and appearance of the host building and the wider conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 7 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) and CS19 (Delivering and monitoring the Core Strategy), of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing a Construction Management Plan would be likely to contribute unacceptably to traffic disruption and general highway and pedestrian safety, contrary to policy CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP16 (The transport implications of development), DP20 (Movement of goods and materials) DP21 (Development connecting to the highway network) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing highway works contribution (to ensure reinstatement and repaving of the footway adjacent to the site) would be likely to harm the Borough's transport infrastructure, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development) , DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement to secure public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, 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 Local Development Framework Core Strategy and policy DP31 (Provisions of, and improvement to, open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The proposed development, in the absence of a legal agreement securing a post-construction BREEAM assessment to demonstrate how the proposed development would achieve 'very good' in BREEAM, would fail to ensure proper standards of sustainability are being provided in the development, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.
- 12 The proposed development, in the absence of a legal agreement to secure contributions towards educational facilities, would be likely to result in additional pressures on the Borough's educational facilities, 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.

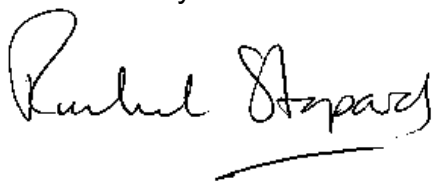
Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons 7-12 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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