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7th Floor  
140 London Wall  
London  
EC2Y 5DN

Application Ref: **2013/3908/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

13 September 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:  
**3-6 Long Yard and Land off Millman Mews  
London  
WC1N 3LU**

Proposal:  
Demolition of 6 Long Yard and redevelopment with 1 x 3 bedroom mews house (Class C3), demolition of rear of 3 Long Yard and replacement with 1 x 4 bedroom mews house (Class C3) fronting Millman Mews and roof and rear elevational alterations to 3-5 Long Yard (Class B1).

Drawing Nos: 1440 S 01 REV P; 1440 EX 00 REV P; 1440 EX 01 REV P; 1440 EX 02 REV P; 1440 EX 03 REV P; 1440 EX 20 REV P; 1440 GA 00 REV P2; 1440 GA 01 REV P2; 1440 GA 02 REV P2; 1440 GA 03 REV P2; 1440 GA 10 REV P2; 1440 GA 11 REV P2; 1440 GA 12 REV P2; 1440 GA 13 REV P2; 1440 GA 20 REV P2; 1440 GA 50 REV P2; 1440 GA 51 REV P2; 1440 GA 52 REV P2; 1440 GA 53 REV P2; Arboricultural Report, prepared by Tim Moya Associates, dated April 2013, Code for Sustainable Homes Pre-Assessment Report, prepared by RPS, dated 11th June 2013, Daylight and Sunlight Report, prepared by Waldrams, dated 24th May 2013.



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

Reason(s) for Refusal

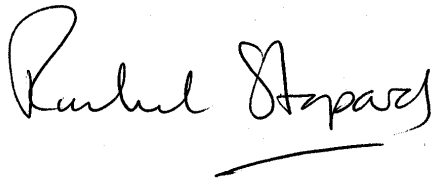
- 1 The proposed development of land to the rear of 3-5 Long Yard, by reason of the encroachment onto a communal gated garden, would be detrimental to the amenity of neighbouring residents contrary to policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies
- 2 The proposed development, in the absence of a legal agreement to secure car-free housing units, would fail to promote more sustainable and efficient forms of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP17 (Walking, cycling and public transport), 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; and policies 6.11, 6.12 and 6.13 of the London Plan July 2011.
- 3 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works in the vicinity of the site, would be likely to result in an unacceptable impact on the public highway and pedestrian safety, 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 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 Local Development Framework Development Policies, and policies 6.3, 6.7, 6.9, 6.10, 6.11, 6.12 and 6.14 of the London Plan July 2011
- 4 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction and Demolition Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists and other road users and would 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) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (Movement of goods and materials), 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, and policies 6.3, 6.9, 6.10, 6.11, 6.12 and 6.14 of the London Plan July 2011
- 5 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level

4 of the Code for Sustainable Homes assessment would fail to be sustainable in its use of resources, 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) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies

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

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

Rachel Stopard  
Director of Culture & Environment

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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.