

Design Group Nine Limited
Tempo House
15 Falcon Road
London
SW11 2PJ

Application Ref: **2012/6594/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

5 March 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:
159 A Kentish Town Road
London
NW1 8PD

Proposal:
Change of use of first and second floors from one 2 bedroom flat to two studio flats (Class C3).
Drawing Nos: 2318/ST/01, 2318/ST/LOC, 2318/ST/20; Lifetime Homes Schedule.

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

Reason(s) for Refusal

- 1 The proposed studio flats, by reason of their insufficient floorspace, would not provide an acceptable standard of living accommodation for future residents, contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.



- 2 The proposed development, by reason of the loss of a priority 2 bedroom unit and its replacement with 2 small studio units, would fail to contribute to the creation of mixed and inclusive communities by providing a range of dwelling sizes, contrary to policies CS6 (Providing quality homes) and DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 3 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), 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 Core Strategy and 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.

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