

Uniheights Ltd
c/o 30 Golders Manor Drive
London
NW11 9HT

Application Ref: **2012/4290/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

10 October 2012

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:
84 Hatton Garden
London
EC1N 8JR

Proposal:

Change of use of first, second, third, fourth and fifth floors from vacant jewellery workshops (Class B1c) to create 5 self-contained 2-bedroom flats (Class C3) plus relocation of roof level staircase hatch.

Drawing Nos: Site Location Plan; 1024.01; 02; 03; 04; 05; 06; 07; 08; P.01; P.02; P.03; P.04; P.05; P.06; P.07; P.08; Design and Access Statement by E M Pick Planning; Correspondence from Copping Joyce dated 20th July 2011 & 2nd November 2011; Copping Joyce Marketing Information; Correspondence from E M Pick Planning dated 2nd November 2011, 15th November 2011 & 5th October 2012; Lifetime Homes Statement

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 an unacceptable loss of employment floorspace capable of continued occupation by the Jewellery Industry, contrary to



policies CS9 (Achieving a successful Central London), CS8 (Promoting a successful and inclusive Camden economy), and DP13 (Employment premises and sites) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

- 2 The proposed development, in the absence of measures to incorporate environmental sustainability measures in its use of energy, water and resources, including the submission of a preliminary stage assessment demonstrating that the conversion can achieve a BREAAm EcoHomes 'Very Good' score, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (tackling climate change) and DP22 (sustainable design and construction) 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 to the reduction in air quality and add unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (sustainable travel), DP18 (parking standards) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 4 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 DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing educational contributions, would be likely to contribute to pressure and demand on the existing educational facilities, contrary to policy CS10 (Community facilities and services) 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 for refusal numbers 3 - 5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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