

Betham Associates Architects
105-111 Euston Street
London
NW1 2EW

Application Ref: **2012/0871/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

13 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

**Lower ground floor
131 Drummond Street
London
NW1 2HL**

Proposal:

Change of use of part of lower-ground floor from a yoga studio/cafe to a studio flat (Class C3) and erection of a front extension at basement level to provide a lobby to the proposed flat.

Drawing Nos:

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

Reason(s) for Refusal

- 1 The proposed residential unit, as a result of its inadequate floorspace, cramped layout and lack of natural light would provide substandard living accommodation contrary to Policy CS6 (providing quality homes) of the London Borough of Camden Local Development Framework Development Core Strategy and Policies DP26 (Managing the impact of development on occupiers and neighbours) of London



- Borough of Camden Local Development Framework Development Policies.
- 2 The proposed residential unit, in the absence of a Lifetime Homes Assessment, has failed to demonstrate how the proposed accommodation would be adaptable to meet the changing needs of its occupants over time, contrary to Core Strategy Policy CS6 (Providing Quality Homes) and Policy DP6 (Lifetime Homes and Wheelchair Housing) of the Development Policies of the Camden Local Development Framework.
 - 3 The proposed development, in the absence of a legal agreement for car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and promote the use of non sustainable modes of transport. The proposal would thereby be contrary to Policy CS11 (Promoting sustainable and efficient travel) of the Core Strategy and DP18 (Parking Standards and Limiting the Availability of Car Parking) of the Development Policies of the Camden Local Development Framework.

Informative(s):

- 1 Refusal reason 3 may be overcome by entering into a legal agreement with the local planning authority in the event of an otherwise acceptable proposal

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