

Solent Planning
3 Oak Glade
Glenelg
Fareham
Hants
PO15 6UB

Application Ref: **2012/0755/P**
Please ask for: **Neil Zaayman**
Telephone: 020 7974 **2630**

4 April 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:

**Rear of 251-259 CAMDEN HIGH STREET
LONDON
NW1 7BU**

Proposal:

Erection of part two, part three storey building within rear yard and change of use from offices to residential at ground floor level of existing building to create 5 self contained flats (Class C3); and retention of external staircase at ground and first floor levels.

Drawing Nos: Site Location Plan; Drawing no(s) (prefix 4081) 01 B; 02 A; 03 B; 04 C; 05 A; 06 A; 07; 08 A; 09; 12;

Design & Access Statement;

Assessment of Daylight and Sunlight by Stephanie A King dated 20th February 2012;

Lifetime Homes Assessment by Stuart Henley & Partners dated July 2010 and 19th March 2012;

Code for Sustainable Homes Pre-Assessment Estimate by C&G Properties Ltd dated 07/02/2011.

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, by reason of its excessive height, bulk and massing would be a visually intrusive and incongruous feature within this rear courtyard area, to the detriment of the appearance of the terrace of buildings at No. 251 - 259 Camden High 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 policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development by virtue of its layout and density would result in residential accommodation that would fail to comply with minimum space standards, and this coupled with poor levels outlook and an unacceptable sense of enclosure, would result in a substandard quality of accommodation for prospective occupants, contrary to Policy CS5 (managing the impact of growth and development) of London Borough of Camden Local Development Framework Core Strategy, Policy DP26 (managing the impact of development on occupiers and neighbours) of London Borough of Camden Local Development Framework Development Policies, Camden Planning Guidance CPG2 (housing) and policy 3.5 of the London Plan 2011.
- 3 The proposal would, by reason of its proximity and relationship with neighbouring properties, in particular the residential flats at Nos. 251 - 259 Camden High Street, would result in harmful levels of overlooking, contrary to Policy CS5 (managing the impact of growth and development) of London Borough of Camden Local Development Framework Core Strategy, Policy DP26 (managing the impact of development on occupiers and neighbours) of London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance CPG2 (housing).
- 4 The proposal fails to demonstrate how adequate and secure cycle storage will be provided, failing to make suitable provision for cyclists, 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) of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan 2011.
- 5 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 policy CS11 (Promoting sustainable and sufficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's open space facilities. The proposal would thereby conflict with 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 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement securing education

contributions, would be likely to contribute unacceptably to pressure on the Borough's education facilities. The proposal would thereby conflict with Policies CS10 (Supporting community facilities and services) and Policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The proposed development, in the absence of a legal agreement to secure contributions to ensure public highway works would be likely to harm the Borough's transport infrastructure, contrary to policy CS11 (Promoting sustainable and sufficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

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