

Map & Co. Architects Ltd
17 Coachman's Terrace
80-86 Clapham Road
London
SW9 0JRApplication Ref: **2012/0289/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

23 March 2012

Dear Sir/Madam

DECISIONTown 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:
182 Royal College Street
London
NW1 9NN

Proposal:

Change of use and works of conversion from business use (Class B1) at basement and ground floor levels into a three bedroom residential maisonette (Class C3).

Drawing Nos: PL01; PL02; PL10; PL11; PL12; PL20A; PL21A; PL22; Design and Access 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 change of use from Class B1 business to Class C3 residential, by reason of the loss of a commercial unit and the introduction of an inappropriate non-retail use within a town centre and the consequent creation of an inactive frontage, would be detrimental to the local character, function, viability and vitality of the Royal College Street Neighbourhood Centre. The proposal is therefore contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden



Local Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed self-contained flat, by reason of inadequate natural light to the front bedroom at basement level, would result in substandard habitable accommodation detrimental to the residential amenity of the future occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework 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 to the detriment of 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 DP17 (Walking, cycling and public transport), DP18 (parking standards and limiting the availability of car parking), DP19 (managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

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