

Orbit Architects
83 Blackfriars Road
London
SE1 8HA

Application Ref: **2011/4586/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

5 March 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:

**Building adjacent to Macnaghten House
Compton Place
Rear Of 25-31 Tavistock Place
80-84 Marchmont Street and 5-6 Leigh Street
London
WC1**

Proposal:

Erection of a three storey office and light industrial building (Class B1a at ground and first floor level and B1c and second floor level) with connections at each level to the currently neighbouring hostel following demolition of single storey warehouse building

Drawing Nos: Site Location Plan; Construction Management Plan Version 1.1 Revised 03 February 2012; Energy Statement dated 03/02/2012; Arboricultural Report (ref: CC/681 AR1109) dated 07/01/2011 by Challice Consultancy Ltd; Environmental Risk Assessment dated 11/11/10 by RPS; Daylight and Sunlight Report dated 12/12/2010 by Waterslade; F0-100 P2; F0-101 P2; F0-200 P2; F0-201 P1; F0-202 P1; F0-203 P1; F0-204 P2; DO-100 P7; DO-101 P7; DO-102 P5; DO-103 P5; DO-200 P4; DO-201 P5; DO-202 P4; DO-203 P3; DO-204 P5; P0-400 P1; façade screen options by Orbit Architects dated December 2011; Design and Access Statement dated August 2011 by Orbit Architects.



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 the potential resultant increase in the number of occupants at the hostel, leading to an expansion of hostel bedspaces and further intensification of the use would be detrimental to the character of the area and cause harm to the amenity of neighbouring occupiers and nearby residents, contrary to policies CS5 (Managing the impact of growth and development), CS9 (Achieving a successful Central London) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP14 (Tourism development and visitor accommodation), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement securing the development as car-free would be likely to result in an unacceptable impact on the local transport system to the detriment of the Council's aims of promoting sustainable transport, contrary to policy CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy; DP16 (The transport implications of development) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure a financial contribution towards resurfacing the footway and carriageway adjacent to the site, would be likely to contribute to an unacceptable impact on the local transport network, contrary to policy CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP16 (The transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement to secure a community management plan, would be likely to contribute to an unacceptable impact on the amenity of neighbouring occupiers and residents, contrary to policies CS5 (Managing the impact of growth and development) and CS9 (Achieving a successful Central London) of the London Borough of Camden Local Development Framework Core Strategy and DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing the submission of a Construction Management Plan would be likely to contribute unacceptably to traffic disruption and general highway and pedestrian safety, contrary to policy CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP16 (The transport implications of development), DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, in the absence of a legal agreement securing the submission of traffic sign drawings for the traffic management arrangements necessary to facilitate the temporary westbound motor vehicle traffic road closure on Tavistock Place and the associated diversion route would be likely to contribute unacceptably to traffic disruption and general highway and pedestrian safety, contrary to policies CS11 (Promoting Sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and DP16 (The transport implications of development), DP20 (Movement of goods and materials) DP21 (Development connecting to the highway network) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Notwithstanding any future application or appeal, the applicant is advised that reasons 2-6 may be resolved in a scheme that is acceptable in all other regards, by entering into a S106 planning obligation with the Council.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444