

Mr Simon Taylor
The Office
39 Swinburne Road
Adingdon
Oxon
OX14 2HG

Application Ref: **2011/5254/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

23 December 2011

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:
8 Warner Yard
London
EC1R 5EY

Proposal:

Change of use of the existing office building (Class B1A) to provide 2 x 1bed units and 3 x 2 Bed self contained flats (Class C3), alterations to the fenestration, restoration of existing atrium, and associated works.

Drawing Nos: Site location plan; 160/46, 47, 48, 49, 50E, 51, 53, 56, 1053/01B, 02B, 03B, 04, 05, Lifetimes Homes Assessment, BREEAM Ecohomes Pre Assessment Rev A, Design and Access Statement/Daylight and Sunlight Desktop analysis/Heritage Asset Assessment,.

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 units by reason of inadequate sunlight/daylight, outlook, overlooking between units and overall size would cumulatively result in sub-standard accommodation and be harmful to the amenities of future occupiers contrary to core



policies CS5 (managing the impact of growth and development) and CS6 (providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies.

- 2 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 policies CS11 (sustainable travel), DP16 (The transport implication of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards), DP19 (Managing the impact of parking) and DP32 (Air quality and Camden's Clear Zone) 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 securing the submission of a post construction EcoHomes assessment demonstrating the achievement of a '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 to secure a financial contribution towards educational infrastructure, would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 4 The proposed development, in the absence of a legal agreement to secure a financial contribution towards the provision of, improvement to and maintenance of public open space in the surrounding area, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policies CS15 (Protecting and improving our parks and open spaces & 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.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 2 - 4 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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