

Jonathan Shattock
1 Lordship Grove
London
N16 0QB

Application Ref: **2011/3885/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

27 September 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:
121 Kings Cross Road, London WC1X 9NH

Proposal:
Change of use of basement from ancillary restaurant (Class A3) to create one bedroom flat (Class C3), installation of a lightwell at ground floor level and railings on the front elevation, plus alterations and extensions at ground and basement levels to the rear.
Drawing Nos: Site location plan; 1150/1; 1150/2; 1150/3A; 1150/4

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

Reason(s) for Refusal

- 1 The proposed bedroom at basement level would fail to receive adequate sunlight/daylight which would result in sub-standard accommodation and be harmful to the amenities of future occupiers and is thereby 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 principle of introducing lightwells and railings to the front elevation of the building is considered to be unacceptable as they present discordant features on the host building and on the street and would therefore be detrimental to the appearance of the building, the character of the streetscene and the character and appearance of the conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage) and DP27 (Basement and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 In the absence of evidence of flood risk mitigation measures, the development of a self-contained basement flat in an area with a history of local surface water flooding, is considered likely to present an unacceptable risk of flooding to the detriment of the amenity of future occupiers, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), (DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 4 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 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (parking standards) 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 reason for refusal number 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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