

Planning and Project Management
Services
32 Sneath Avenue
LONDON
NW11 9AH

Application Ref: **2010/1665/P**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

22 September 2010

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:
33 Coptic Street
London
WC1A 1NP

Proposal:
Change of use from Hostel/House in Multiple Occupation (use class sui generis) to a single dwelling house (class C3).

Drawing Nos: Site Location Plan; TJK109; TJK109.2; CO5B_001; CO5B_002; CO5B_003.

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, by reason of the loss of a Hostel/House in Multiple Occupation, would result in a reduction in the supply of low-cost housing within the borough to the detriment of those on low incomes and in greatest need of housing. This would be contrary to the London Borough of Camden Replacement Unitary Development Plan 2006 policies H6 (Protection of houses in multiple occupation)



and H9 (Hostels); the London Borough of Camden Local Development Framework Core Strategy 2010, policy CS6 (Providing quality homes); and the London Borough of Camden Local Development Framework Development 2010, Policy DP9 (Housing with shared facilities).

- 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 T7 (Off-street parking), T9 (Impact of parking) and SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.; 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 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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