

Sonar Global investments Ltd
285 Finchley Road
London
NW3 6ND

Application Ref: **2010/2233/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

17 August 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:
285 - 287 Finchley Road
London
NW3 6ND

Proposal:

Change of use of part lower ground, part ground, 1st, 2nd and 3rd floors of the building from 'Nil use' to 9 residential units (Class C3) and 15 Apart-Hotel units (Class C1) .

Drawing Nos: Site location plan; Planning supporting statement; Waste management statement; 457/11; 12; 13a; 14b; 15; 16; 17; 18; 457/01; 02; 03; 04; 05; 06; 07; 08;

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The residential accommodation by reason of the predominance of small units, provides an unacceptable mix of unit sizes contrary to policy H8 (mix of units) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The inter-relationship and layout of the proposed residential units and the apart hotel is considered to be contrived and awkward and likely to result in a loss of amenity for the permanent residential occupiers, by way of noise and disturbance and security



risk, contrary to the underlying aims of Policies SD1 (Community Safety) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 In the absence of a S106 legal agreement securing sustainability measures for this development, the proposal would fail to contribute to minimising the use of natural resources, contrary to the provisions of Policy SD9c (resources and energy) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed development, in the absence of a legal agreement securing open space contributions, would be likely to contribute unacceptably to pressures on the Borough's areas of open space, contrary to Policy SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to advice contained in Camden Planning Guidance 2006.
- 5 The proposed development, in the absence of a legal agreement to secure the development as car free, would be likely to contribute unacceptably to parking congestion in the surrounding area, contrary to Policy T8 (Car free and car capped housing) and (T9 (Impact of Parking) of the London Borough of Camden Replacement unitary Development Plan 2006.
- 6 The proposed development, in the absence of a legal agreement securing educational contributions, would be likely to contribute unacceptably to pressures on the Borough's educational facilities, contrary to Policy SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to advice contained in Camden Planning Guidance 2006

Informatives:

- 1 Your attention is drawn to the Enforcement notice on this property (EN06 0307) which has not been complied with and as such prosecution is pending.
- 2 It is noted that, whilst the Council is happy with the proposed split of uses, a separation of the apart hotel and permanent residential accommodation is advisable. This is considered achievable by incorporating a separate staircase along the historic building line.

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