

Planning and Project Management  
Services  
32 Sneath Avenue  
London  
NW1 9AH

Application Ref: **2010/2701/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **2949**

13 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:

**70-72 Guilford Street  
London  
WC1N 1DF**

Proposal:

Retention of change of use from vacant nurses hostel (Sui Generis) to backpackers hostel (Sui Generis).

Drawing Nos: Site Location Plan; 06-09-2051; 2052; 2053; 2054; 2056; 0801-298-101; 102; 103; 104; 105; 106; Environmental Noise Survey Dated December 2009 by Stinton Jones Consulting Engineers LLP; Transport Statement Dated 18/11/2009 by Rowland Bilsland Traffic Planning; Design Access and Applicants statement.

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

#### **Reasons for Refusal**

- 1 By failing to protect or provide permanent residential accommodation on the site the proposal is considered to be contrary Policies H1 (New housing), H3 (Protecting



Existing Housing), H5 (Conversion to short stay accommodation) and SD3 (Mixed use development) of the London Borough of Camden Replacement Unitary Development Plan (2006).

- 2 By failing to contribute to the provision of affordable housing in the Borough, for which there is a demonstrable need, the development would be contrary to Policy H2 (Affordable Housing) of the London Borough of Camden Replacement Unitary Development Plan (2006) and Policy 3A.11 of the London Plan [Consolidated with Alterations since 2004] February 2008.
- 3 In the absence of a S106 legal agreement securing a car free development, the development would likely contribute unacceptably to parking stress and congestion in the surrounding area contrary proposal would not satisfy Policies T8 (car free housing and car capped housing) or T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 In the absence of a S106 legal agreement securing a Servicing Management Plan, the proposed development would be likely to contribute unacceptable risks to the safety and operation of the highway network, contrary to Policy T12 (Works affecting Highways) and C5 (Tourism Uses) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 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.

Informatives:

- 1 You are reminded that the outstanding enforcement notice EN10/0486 relates to this site.
- 2 You are advised that reasons for refusal 3, 4 and 5 could be satisfied by a S106 legal agreement in a scheme that in all other respects was acceptable.
- 3 You are reminded that a listed building application is required for the internal alterations which have taken place in the buildings.

**Disclaimer**

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