

P & W Associates Ltd  
713a North Circular Road  
London  
NW2 7AX

Application Ref: **2007/6000/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

27 April 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 and Warning of Enforcement Action to be Taken**

Address:  
**1 Prince Of Wales Passage**  
**London**  
**NW1 3EE**

Proposal:  
Retention of change of use of the first and second floor from offices to 4 self-contained flats, replacement of timber-framed windows on the front elevation with PVC windows, insertion of balcony railings to the double-doors at front first and second floors and erection of an enclosure at front ground floor level.

Drawing Nos: Site Location Plan; CAC1; CAC2; CAC3A; letter from Christo & Co Estate Agents dated 21st of January 2009 with attached information.

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

#### **Reason(s) for Refusal**

- 1 The proposed development, by virtue of flat 4 failing to meet the council's minimum size standards, and flats 3 and 5 receiving unacceptable levels of daylight and having unacceptable levels of outlook, would fail to provide residential



accommodation of an acceptable standard of amenity, contrary to the provisions of policies SD6 (Amenity for Occupiers and Neighbours) and H1 (New Housing) of the Camden Replacement Unitary Development Plan 2006.

- 2 The development, in the absence of adequate shared refuse and recycling storage arrangements, has potential to result in an unacceptable loss of amenity to occupiers of the ground floor of the property and to users of the area generally by reason of smells, fumes, dust and vermin. This is contrary to Policy SD6 (Amenity for Occupiers and Neighbours) of the Camden Replacement Unitary Development Plan 2006.
- 3 The development, by reason of the window which has been inserted within the rear wall facing the residential properties nos. 37 and 38 Netley Street would fail to safeguard visual privacy of occupiers of these properties. This is contrary to Policy SD6 (Amenity for Occupiers and Neighbours) of the Camden Replacement Unitary Development Plan 2006.
- 4 In the absence of information to demonstrate how secure and covered off-street cycle parking would be provided in accordance with Council standards, the development would likely reduce the opportunity for occupiers to travel to and from the development by bicycle, contrary to policy T3 (Pedestrians and Cycling) of the Camden Replacement Unitary Development Plan 2006.
- 5 The development, in the absence of a S.106 legal Agreement requiring car-free housing results in an unacceptable impact on the local transport system, contrary to policies T8 (Car free housing and car-capped housing), T9 (Impact of Parking) and SD2 (Planning obligations) of the Camden Replacement Unitary Development Plan 2006.
- 6 The enclosure to the front of the property, due to its height, form, location and materials significantly detracts from the design of the building, the openness of the passageway and local views past and around the front of the property and has the potential to contribute to community safety incidents and to lead to the fear of crime locally. This is contrary to policies B1 (General Design Principles), B3 (Alterations and extensions) and SD1d (Quality of Life- Community Safety) of the Camden Replacement Unitary Development Plan 2006.

#### **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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