

Abeba Fikru
Saaras Cars Ltd
174 Royal College Street
London
NW1 0SP

Application Ref: **2010/0016/P**

Please ask for: **Hugh Miller**

Telephone: 020 7974 **2624**

31 March 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:

174 Royal College Street

London

NW1 0SP

Proposal:

Change of use of basement from ancillary storage area of shop (Class A1) to Radio Controlled mini cab office (Sui Generis); new access via stairs in front lightwell and associated alterations to shop front.

Drawing Nos: DRG No 1; 2; 3 Rev 1

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

Reason(s) for Refusal

- 1 The proposed front lightwell with railings and staircase would create a discordant feature in the terrace of properties at 166-178 Royal College Street, which would be detrimental to the appearance of the property, to the character of the terrace which is relatively unaltered by railings and lightwells to the front and would thus fail to preserve the character and appearance of the Conservation Area. In this respect



the proposed development would be contrary to policies B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed development, in the absence of a legal agreement for management plan, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety and to have a detrimental impact on the occupiers of surrounding residential premises contrary to policies T2 (Capacity of transport provision), T9 (Impact of parking), SD6 (amenity for occupiers and neighbours) and SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

Informative(s):

1. You are advised that refusal number 2 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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