

Mr Chris Arnaouti  
CA(UK)LTD  
2 St Yon,  
Colney Heath Lane  
St Albans  
HERTS  
AL4 0TR

Application Ref: **2009/3103/P**  
Please ask for: **Elizabeth Beaumont**  
Telephone: 020 7974 **5809**

1 December 2009

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:  
**293 Gray's Inn Road**  
**London**  
**WC1X 8QF**

#### Proposal:

Change of use of basement floor from ancillary retail storage (Class A1) to 2 self-contained bedsits (Class C3) with associated external stairs, new door and windows on front elevation at basement level.

Drawing Nos: Site Location Plan; GUZEL293.1 EXG; 293.2 EXG; 293.3 PRO; 293.4 ELE; 293.5 ELE; 293.6 SECT.

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 reason of its inadequate floor area size and its receipt of inadequate natural light to the habitable rooms of the basement flats would result in the provision of substandard residential accommodation and would be



detrimental to the residential amenity of the future occupiers, contrary to policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed development without onsite car parking provision, 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 T8 (Car-free housing and car-capped housing), T9 (Impact of parking) and SD2 (Planning obligations) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that reason for refusal no. 2 could be overcome by entering into a Section 106 Legal Agreement within a scheme that was in all other respects acceptable.

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