

Dunnett Craven Ltd
Centro 4
20-23 Mandela Street
LONDON
NW1 0DU

Application Ref: **2006/5312/P**
Please ask for: **Kiran Chauhan**
Telephone: 020 7974 **5117**

21 March 2007

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:

Crown & Goose and Snooker Hall
100-102 Arlington Road &
16-18 Delancey street
London
NW1 7HP

Proposal:

Demolition of the Crown and Goose public house and the snooker hall and erection of new part 3 part 4 storey building to create 1 x A3 unit at ground floor level and 10 x residential units on upper floors.

Drawing Nos: Proposed Location Plan DEJ001_S01; Proposed Site Location Plan DEJ001_S02; Basement Plan as Existing; Ground Floor Plan as Existing; First Floor Plan as Existing; Second Floor Plan as Existing; Roof Plan as Existing; DEJ001_GA-B; GA00; GA01; GA02; GA03; GA-R; E01; E02; Design Report; Transport Statement November 2006; Noise Assessment Report; Lifetime Homes; Conservation Area Statement; Renewable Energy Report; Ecohomes Credit Summary; Crown and Goose Sustainability Overview; Envireau Rainwater Management Quotation and Specification; Envireau Tank Specification; email dated from Pat Thomas dated 13.3.07.

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



Reason(s) for Refusal

- 1 The proposal results in the loss of a snooker club (Class D2) without providing information to justify its loss, nor does it provide any replacement provision. The proposal therefore fails to comply with Policy C4 (Protecting existing provision) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The proposed development, in the absence of a legal agreement for car-free housing and a servicing management plan, would be likely to contribute unacceptably to parking congestion and stress in the surrounding area, contrary to policies T7 and T8 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 The proposed development, in the absence of a legal agreement requiring a BREEAM assessment to be provided and for a proportion of energy demand to be met by onsite renewable resources, would fail to be sustainable in its use of resources, contrary to policies SD9 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The proposed development, in the absence of a legal agreement requiring the internal design of the new units to appropriate Lifetime Homes standards, would fail to provide housing adaptable and suitable for future residents, contrary to policy H7 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 The proposed development, in the absence of a legal agreement securing educational contributions, would be likely to contribute unacceptably to pressure on the Borough's educational facilities, contrary to policy SD2 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 6 The proposed development, in the absence of a legal agreement securing public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policy N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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