



**Development Control
Planning Services**
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Granit Chartered Architects Ltd
112 Battersea Business Centre
Lavender Hill
London
SW11 5QL

Application Ref: **2006/2769/P**
Please ask for: **Adele Castle**
Telephone: 020 7974 **5885**

11 August 2006

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:
225A Brecknock Road
London
NW5 2HL

Proposal:

Change of use and works of conversion of three-storey office building (Class B1) to residential use (Class C3) to create two studio flats and two 1-bed residential units and associated external alterations.

Drawing Nos: 17605-01, 02 dated Jan 2006, 0646/P/100, 101, 102 & 103 dated June 2006, 0646/EX/003, 004, 005, 006, 007 dated June 2006

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 would result in the unacceptable loss of a business use on a site where there is a potential for that use to continue, As such the proposal would have a detrimental impact on the Borough's ability to continue to provide employment floorspace, contrary to the requirements of policy E2 (Retention of business uses) of the London Borough of Camden Replacement Unitary



Development Plan 2006.

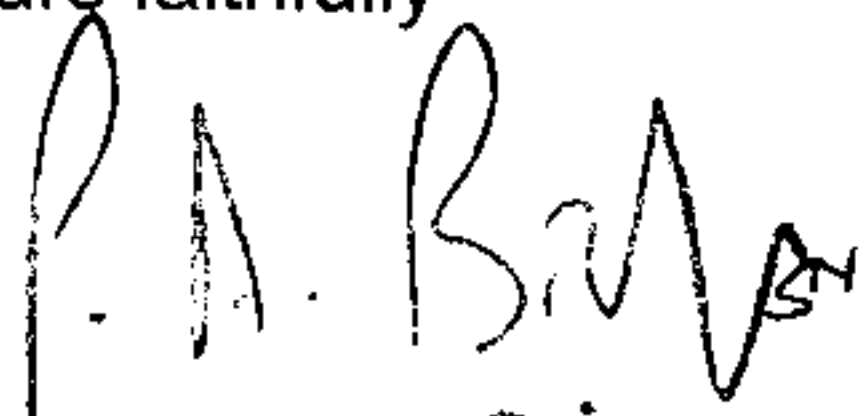
- 2 The proposed development, by virtue of unacceptable unit sizes, would fail to provide an acceptable standard of amenity for residents, contrary to the requirements of policies SD6 (Amenity) and H1 (New housing) of the London Borough of Camden Replacement Unitary Development Plan 2006 and the standards contained within Section 2.3 (Internal Arrangements) of the London Borough of Camden Supplementary Planning Guidance 2002.
- 3 The proposed development, by virtue of the unacceptable width of the ramps and entrance doors and lack of information to justify compliance with 'Lifetime homes' standards, would fail to provide adequate access into the building and as such would fail to meet the needs of those with mobility difficulties and other disabilities. The proposal is therefore contrary to policy H7 (Lifetime homes and wheelchair housing) of the London Borough of Camden Unitary Development Plan 2006.
- 4 The proposed development, 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 the requirement of policies T8 (Car free housing and car capped housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 2 Reason for refusal (4) could be overcome in the context of a scheme that was in all other respects acceptable if the applicant were to enter into a legal agreement to prevent future occupiers from obtaining parking permits.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)