



Development Control
 Planning Services
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RECEIVED 12 OCT 2004

ATP Group Partnership
 FAO. Chris Jordan 03329/CJ/01
 Brook House
 Coventry Road
 Ilford
 Essex
 IG1 4QR

Application Ref: **2004/3301/P** 3301/04
 Please ask for: **Hennie Taljaard**
 Telephone: 020 7974 5649

07 October 2004

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:
3-11 Eyre Street Hill
London
EC1R 5ET

Proposal:

Change of use from industrial (Class B1c) and warehousing (Class B8) for the creation of 6 residential flats (Class C3) comprising of 4x 2 bedroom, 1x 3 bedroom and 1x 4 bedroom units and 8 studio workshops (Class B1) with an associated roof extension.

Drawing Nos: Location Plan, 03.329/20 rev B, /21, /22 rev C, /23 rev C, 24/ rev B; 03329_30, _31, _32, _34.

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

Reason(s) for Refusal

- 1 The existing building and site is considered to be suitable for retention for employment purposes on grounds of its size, accessibility, location and condition. It is therefore considered that the redevelopment of the site for residential purposes would be harmful to the Council's objectives of retaining good quality sites particularly suited to continued employment use within the Borough generally



contrary to policy EC 3 (retention of employment uses) of the London Borough of Camden Unitary Development Plan 2000.

- 2 The proposed roof extension, by reason of its failure to relate well to the form and design of the host building, and the bulk and poor design at the north elevation, would be detrimental to the appearance of the building and the character and appearance of the Hatton Garden conservation area contrary to policies EN22 (extensions to existing buildings), EN24 (roof alterations and extensions) and EN31 (character and appearance of conservation areas) of the London Borough of Camden Unitary Development Plan 2000.
- 3 The proposed development would fail to provide off-street car parking which would exacerbate the increasing levels of car parking stress in surrounding streets. In this respect the proposal is contrary to policy TR17 (Residential parking standards) of the London Borough of Camden Unitary Development Plan adopted 2000.

Informative(s):

- 1 Please note that Council's Supplementary Planning Guidance requires that where schemes result in a net increase of 5 or more dwelling units educational contributions will be sought. If any resubmitted scheme were found to be acceptable the Council will require the contributions to be secured through a section 106 legal agreement.
- 2 You are advised that reason for refusal no.3 (car parking) can be overcome by entering into a S106 legal agreement with the Council, ensuring that the development would be car-free (future occupiers would be prohibited from applying for a residents parking permit).
- 3 Should an application be made in the future, you would need to provide evidence demonstrating why the building is no longer suitable for continued employment use under the 4 criteria contained in policy EC3 of Camden's Unitary Development Plan.

If this is not possible, you will need to demonstrate that there is no demand for this type of property in this location by way of a having undertaken a thorough marketing exercise for the property over the previous two years. This test is a stringent test as evidence currently being collected by the Borough suggests that there is demand for this type of site in Camden. Applicants will need to counter this on a site specific and detailed basis.

The property must have been marketed at realistic prices and at medium to long-term tenures. Evidence that consideration has been given to alternative business uses and layouts will need to be supplied.

Evidence submitted in the thorough marketing exercise must include:

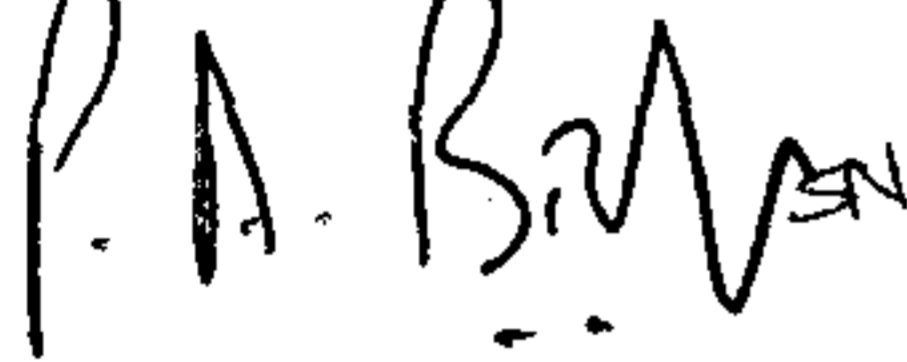
· Copies of advertisements from Estates Gazette and other property periodicals (which have been placed in the periodicals at regular intervals over the two year period).

- Details of the terms and conditions under which the property was marketed, and any variance within these terms and conditions.

- A log of all enquiries about the property. The log should contain details of which agents marketed the property over the two years and how long each agent marketed the property for, a list of interested clients/potential occupiers, and the reasons why they did not take the property.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Bowen'. The signature is written in a cursive style with a large initial 'P' and 'B'.

Environment Department
(Duly authorised by the Council to sign this document)