

The Harris Partnership
101 London Road
Reading
Berkshire
RG1 5BY

Application Ref: **2013/6907/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

2 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

231 - 233 North Gower Street
London
NW1 2NR

DECISION

Proposal:

Change of use from Office accommodation (Class B1) to self-contained student accommodation (sui generis) providing 20x units comprising 2x 2 bed, 4x 1-bed and 14x studios. Erection of extension to front elevation including installation of balustrade, creation of terrace to front and rear elevation at 4th floor level and alterations to fenestration at all levels.

Drawing Nos: Site location plan; 11865-101RevA; 102RevA; 103RevA; 104RevA; 105; 106; 107RevA; 108RevA; 109RevA; 110RevA; 111RevB & 112RevB; Marketing report by Colin Pavey; Planning Statement by Davies Planning; Energy and Sustainability Statements by Sustainable Construction Services; Shorthold Tenancy Agreement; Transport Statement by Dermot McCaffrey dated Oct 2013; Acoustic Report by Paragon dated Dec 2013; Lifetime Homes Statement by Harris Partnership; Additional info recd March 12th 2014.

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 an unacceptable loss of existing employment floorspace which is occupied and which meets the needs of existing or alternative business users. The site has potential for continued occupation by uses within the B1 use classes and could include provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace. This loss would have a detrimental impact on the local economy and the mixed use character of the area contrary to policies CS1 (Distribution of growth), CS6 (Providing quality homes), CS8 (Promoting a successful and inclusive Camden economy), DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing) and DP13 (Employment sites and premises) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 2 The applicant has failed to demonstrate that the proposed development would serve higher education institutions based in Camden or adjoining Boroughs, contrary to Policies CS6 (Providing quality homes) and DP9 (Student Housing, bedsits and other housing with shared facilities) of the London borough of Camden Local Development Framework 2010.
- 3 In the absence of sufficient information to demonstrate that the necessary plant to serve the proposed student accommodation would meet Camdens minimum noise standards, the proposal may cause unacceptable harm to the amenities of future occupiers of the units and to residents in the surrounding area, contrary to policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 4 The proposed accommodation by reason of its density and layout within the building, along with the location of the plant rooms next to bedrooms would be likely to result in a poor standard of accommodation for future occupiers, contrary to Policies CS6 (providing quality homes); CS5 (Managing the impact of growth and development) and Policies DP26 (Managing the impact of development on occupiers and neighbours) and DP9 (Student Housing, bedsits and other housing with shared facilities) of the London borough of Camden Local Development Framework 2010.
- 5 The proposed development would fail to provide an appropriate level of accommodation capable of being easily adapted to meet wheelchair housing standards. The application is contrary to policies DP6 (lifetime homes and wheelchair housing) and DP29 (improving access) of the London Borough of Camden Development Policies 2010.
- 6 The proposed development, in the absence of legal agreement securing a construction management plan (in the event that the Council were to find the construction arrangements acceptable in other respects), would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS19 (Delivering and monitoring the Core Strategy), DP21 (Development connecting to the highway network), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Core Strategy and Development Policies 2010.

- 7 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 policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 8 The proposed development, in the absence of a legal agreement securing a student management plan, would fail to protect the amenities of the surrounding area contrary to policies CS5 (Managing the impact of growth and development), CS19 (Delivering and monitoring the Core Strategy), DP9 (Student housing, bedsits and other housing with shared facilities), DP26 (Managing the impact of development on occupiers and neighbours), of the London Borough of Camden Core Strategy and Development Policies 2010.
- 9 The proposed development, in the absence of a legal agreement for defining that the occupation of the student units would be restricted to students in full or part time higher education and no part of the property to be sold as a separate self-contained unit contrary to policies DP9 (Student housing, bedsits and other housing with shared facilities) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 10 The proposed development, in the absence of a legal agreement for securing contributions for public open space, would be likely to contribute to pressure and demand on the existing open space in this area contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 11 The proposed development, in the absence of a legal agreement requiring a design stage BREEAM Assessment prior to works commencing on site and a post construction review, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling Climate Change through promoting higher environmental standards), CS19 (Delivering and monitoring the Core Strategy), DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camdens Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 12 The proposed development, in the absence of a legal agreement securing a Student Travel Plan, would be likely to give rise to significantly increased car-borne trips and would result in a unsustainable form of development, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP16 (The transport implications of development) and DP17 (Walking, cycling and public transport) of the London Borough of Camden Core Strategy and Development Policies 2010.

Informative(s):

- 1 You are advised that reasons for refusal 6 - 12 could be overcome by the signing of

a S106 legal agreement.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment

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DECISION