

ca(uk)ltd
2 St. Yon Court
Colney Heath Lane
St Albas Herts
AL4 0TRApplication Ref: **2013/7718/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

9 April 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused and Warning of Enforcement Action to be Taken**Address:
107 King's Cross Road
London
WC1X 9LRProposal:
Conversion of 2nd and 3rd floors into 2x 1- bedroom self contained flats.
Drawing Nos: Site plan, drawing numbers 107.41 and 107.43.Supporting documents
Design and Access Statement
Lifetime Homes StatementThe 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 loss of a family sized dwelling and fail to contribute to the creation of mixed and inclusive communities by providing a range of replacement dwelling sizes, including high priority 2 bedroom accommodation, contrary to policies CS6 (Providing quality homes) and DP5 (Homes of different



sizes) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies

- 2 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 Local Development Framework Core Strategy and Development Policies.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

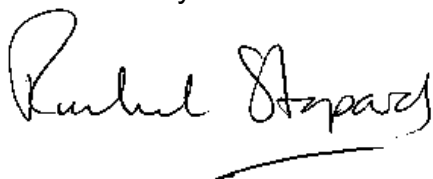
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.