

KR Planning
KR Planning
27 York Place
Bournemouth
Dorset
BH7 6JNApplication Ref: **2012/6857/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

31 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Benham & Reeves
Marlborough House
179-189 Finchley Road
London
NW3 6LB**

Proposal:

Erection of rear extension at second and third floor level and change of use of 2nd and 3rd floor offices (B1) to 14 residential units (C3). Alterations at ground floor level including new disabled access ramp, conversion of the existing office entrance to provide refuse and bike storage.

Drawing Nos: S.00; EX.01; EX.02; EX.03; EX.04; GA.00 A; GA.01 A; GE.01; GS.01; Design and Access Statement by Claridge Architects (dated January 2012); Affordable Housing Viability Statement by KR Planning (dated November 2012); Sustainable Design Alternatives (dated November 2011); Structural Report by Lyons O'Neill (dated June 2011); Code for Sustainable Homes - Pre Assessment Estimator Toolkit Revision 04.

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, without a contribution to affordable housing, secured by s106 legal agreement, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, for which there is a demonstrable need,



contrary to policies CS6 (Providing Quality Homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, policy DP3 (Contributions to the supply of affordable housing).

- 2 The proposed development, in the absence of a legal agreement securing the implementation of sustainability measures including Code for Sustainable Homes post-completion certification, would fail to assist in the overall reduction in carbon emissions contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a S106 legal agreement securing all the units as car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (parking standards) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a S106 legal agreement securing Local Employment and Training Contributions, would fail to contribute towards the economic renewal of the area contrary to policies CS5 (Managing impact of growth), CS8 (promoting a successful and inclusive economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 5 The proposed development, in the absence of a S106 legal agreement securing local labour and procurement agreement would fail to contribute towards the economic renewal of the area contrary to policies CS5 (Managing impact of growth), CS8 (promoting a successful and inclusive economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 6 The proposed development, in the absence of a legal agreement securing a contribution towards community facilities, would fail to provide for the needs of the future residents of the development contrary to policies CS5 (Managing impact of growth), CS10 (Community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 7 The proposed development, in the absence of a legal agreement securing parks and open space contributions, would be likely to contribute to pressure and demand on the Borough's open space provision 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 Local Development Framework Core Strategy, and policy DP31 (Provision of, and

improvements to, open space, sport and recreation) of the London Borough of Camden Local Development Framework Development Policies.

- 8 The proposed development, in the absence of a legal agreement securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to policies CS5 (Managing impact of growth), CS10 (Community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment