

Mr Matthew Gibbs  
DP9  
100 Mall  
London  
SW1Y 5NQ

Application Ref: **2014/4633/P**  
Please ask for: **Alex McDougall**  
Telephone: 020 7974 **2053**

2 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**42, 42A Bedford Square & 13 Bedford Avenue**  
**London**  
**WC1B**

Proposal: Conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwellinghouse (Class C3), erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps and alterations to fenestration.

Drawing Nos: Heritage Statement, Planning Statement, Plant Planning Report, Design & Access Statement, Noise Report Rev 6, (15)AP001 Rev A, (15)AP021 Rev D, (15)AP022 Rev D, (15)AP023 Rev D, (15)AP024 Rev C, (15)AP025 Rev D, (15)AP026 Rev D, (15)AP027 Rev C, (15)AP028 Rev C, (15)AS031 Rev C, (15)AS032 Rev C, (15)AS033 Rev A, (15)AS034 Rev C, (15)AE041 Rev C, (26)A021, (26)A022, (26)A023, (26)A024, (26)A031, (26)A032, (26)A033, (26)A041, (26)A042, (18)A021 Rev A, (18)A022 Rev A, (18)A023 Rev A, (18)A024 Rev A, (18)A031 Rev A, (18)A032 Rev A, (18)A042 Rev A, (31)AD011, and (31)AD012.



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

#### Reason(s) for Refusal

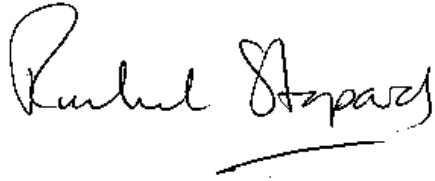
- 1 The proposed development would result in the net loss of five self-contained residential units which would compromise the Council's ability to maximise the delivery of housing units to meet the projected demands of future household growth in the borough, contrary to policies CS1 (Distribution of growth) and CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement securing the development as car free, would add to on-street parking pressures in the area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement securing the submission of, and implementation of, a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption, would give rise to conflicts with pedestrians and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing sustainability measures, including EcoHomes post-completion certification, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment