

DPDS Consulting Group
Old Bank House
5 Devizes Road
Old Town
Swindon
Wiltshire
SN1 4BJApplication Ref: **2014/5443/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

8 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be TakenAddress:
122 Drummond Street
London
NW1 2HN

Proposal:

Part retrospective planning permission for the change of use of basement from A1(shop) to 1x one bed self-contained flat (C3) and proposed alterations to the external pavement vault form a bedroom.

Drawing Nos: C11726.14.001, 4462/B1, 4462/21 B, 4462/30/A, 4462/B1, 4462/B2 A, 4462/B3, 4462/B4 A, Design and Access Statement, Lifetime Homes, Basement Impact Assessment (18/8/14), Site report colour maps 1 and 2, Historic Map - Segment A13, Historic Map - Slice A, Desk Study and Ground Investigation Report (May 2014), Desk Study and Ground Investigation Report Appendix, CIL form.

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

Reason(s) for Refusal

- 1 The basement by virtue of its inadequate outlook, layout and location provides substandard accommodation to the detriment of the amenity of current and future residential occupiers, contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality



places and conserving) of the London Borough of Camden Core Strategy Development Plan Document and policy DP26 (Managing the impact of developers on occupiers and neighbours) of the London Borough of Camden Development Framework Development Policies

- 2 The proposed development, in the absence of a legal agreement to secure 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) 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.

Informative(s):

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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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment