

Planning Potential
Magdalen House
148 Tooley Street
LONDON
SE1 2TUApplication Ref: **2014/5900/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

28 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Prosecution Action to be Taken

Address:

The Castle
147 Kentish Town Road
London
NW1 8PB

Proposal:

Substantial demolition of existing building behind retained façade and erection of building comprising three storeys plus basement behind retained façade of public house, change of use of basement and ground floor to B1/A2 and the first to third floor as 8 residential units (2 x 1-bed and 6 x 2-bed).

Drawing Nos: Site Location Plan; 98-201; 98-202; 98-203; 98-204; 98-205; GA-E-05 Rev B; P683-S152; P683-S150; GA-S-01 Rev D; GA-S-02 Rev C; GA-S-03 Rev C; GA-S-04; GA-P-05; GA-P-06; GA-P-07; GA-P-08; GA-P-09; GA-E-01 Rev C; GA-P--1 Rev E; GA-P-00 Rev F; GA-P-01 Rev D; GA-P-02 Rev B; GA-P-03 Rev C; GA-P-04 Rev D; GA-E-01 Rev A; Letter dated 1st September 2014 from David Maycox & Co; Basement Impact Assessment 14/22463 dated August 2014; Additional information Basement Impact Assessment 14/22463 revised November 2014; 14/22463-1 August 2014; Heritage Collective, Heritage Statement September 2014; Energy and Sustainability Statement August 2014; Archaeological Desk Based Assessment October 2013; Planning Potential Archaeology Statement Addendum - August 2014; Transport Statement 13T57-B August 2013; Planning Potential Transport Statement Addendum - August 2014; Structural Appraisal 3396 August 2014; Structural Appraisal 3396 - Rev A November 2014; Accommodation Schedule; Planning Statement; Geotechnical and Environmental



Associates response letter Ref J14339/MC/2;

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 by virtue of its height, scale, and detailed design would have an adverse impact on the character and appearance of the surrounding street scene and local area and would have an adverse impact on the amenity enjoyed by neighbouring residents to the north, namely those within properties on Castle Street in terms of outlook and increased sense of enclosure. The application is therefore contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 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) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 3 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.
- 4 The proposed development, in the absence of a legal agreement securing a contribution towards educational infrastructure, would place an unacceptable strain on local educational resources, contrary to policies CS10 (Supporting Community Facilities and Services) 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 legal agreement to secure measures to incorporate environmental sustainability measures (including provision of on-site renewables), in its use of energy, water and resources, including the submission of post-construction reviews, would be contrary to policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (Promoting Sustainable Design and Construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement to secure a construction management plan, 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), CS11 (Promoting Sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy), DP20 (Movement of goods and materials), DP26 (Managing the impact of development on occupiers and neighbours), DP28 (Noise and vibration) and DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Core Strategy and Development Policies 2010.

- 7 The proposed development, in the absence of a legal agreement securing a highways contribution, would be likely to give risk to damage to the public highway and fail to ensure that the footway ties the development contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP21 (Development connecting to the highway network) 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 Travel Plan, would fail to mitigate the impact of development created by increased trips, contrary to policies CS11 (Promoting sustainable and efficient travel), 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.
- 9 The proposed development, in absence of a legal agreement securing the retention and implementation of the front façade, would fail to demonstrate that the proposal would maintain the structural stability of the front façade, and would not, in turn, have an adverse impact on the character and appearance of the surround street scene and local area. The proposal is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP27 (Basements and Lightwells) of the London Borough of Camden Core Strategy and Development Policies 2010.
- 10 The proposed development, in absence of a legal agreement securing a Basement construction plan would fail to demonstrate that the proposal would maintain the structural stability of the retained front facade, and would not adversely impact the local water environment and drainage. The proposal is thereby contrary to policy CS14 (Promoting high quality places and conserving our heritage), CS19 (delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), DP24 (Securing high quality design), DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

You are advised that the Planning Department has Instructed the Borough Solicitor to commence prosecution proceedings for non-compliance with the existing enforcement notice (Ref: EN13/0593) on this site.

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