

Foundation Architecture Ltd  
39-42 North Road  
London  
N7 9DP

Application Ref: **2014/5476/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

20 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**C & M Cars**  
**152 Royal College Street**  
**London**  
**NW1 0TA**

Proposal:

Erection of four storey building plus basement to provide 5 x1 bed apartments and a Class A1 retail unit at ground floor level comprising 47.1sqm.

Drawing Nos: Design and Access Statement, P099; P100; P100A; P101; P102; P103; P103; P300; P301; P200; E100; E001; E100; Tree Protection Statement; Sustainability Statement; Basement Impact Plan

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

#### **Reason(s) for Refusal**

- 1 The proposed building, by reason of its inappropriate design and over-dominant roof extension, fails to relate to the context of the adjoining terrace and the Camden Broadway Conservation Area, to the detriment of the character and appearance of the surrounding area and the Camden Broadway Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the



London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed mix of residential unit sizes fails to provide at least 40% 2 bedroom units and results in an unacceptable mix of dwelling sizes. It therefore fails to meet the requirements of Policy DP5 (Homes of Different Sizes) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed residential units at basement level, by reason of their poor outlook and lack of natural light, and proposed units 2, 3 and 5, by reason of their insufficient floor areas, would result in sub-standard accommodation that would fail to provide an acceptable level of residential amenity to their occupants, contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The Basement Impact Assessment fails to demonstrate that the proposed development would maintain the structural stability of the neighbouring properties and would not adversely impact upon the local water environment and drainage, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP23 (Water), and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, by reason of the layout of the residential units, fails to meet the requirement to ensure all residential units meet Lifetime Homes standards and therefore is contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair housing) of the Local Development Framework Development Policies.
- 6 The proposed development fails to provide appropriate cycle storage facilities, fails to provide cycle storage for the proposed commercial unit and fails to provide appropriately designed refuse storage contrary to policies CS11 (Promoting sustainable and efficient travel) and CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP17 of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement to secure residential units as 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development

Policies.

- 8 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) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement to secure contributions towards public highway works and public realm and environmental improvements would be likely to harm the Borough's transport infrastructure, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing a design and post-construction sustainability review achieving Level 4 in a Code for Sustainable Homes Assessment would fail to be sustainable in its use of resources, 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 policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement securing a Public open space contributions, would be likely to contribute to pressure and demand on 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 DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal No's 7 - 11 could be overcome by entering into a S106 legal agreement with the Council for a scheme that was in all other respects acceptable.

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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment