

Gpad London Ltd
9a Dallington Street
Clerkenwell
London
EC1V 0BQ

Application Ref: **2015/2196/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

9 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 Bayham Street
London
NW1 0ER

Proposal: Conversion of existing office (B1a) to five residential units (2x1 bed, 2x2 bed and 1x3 bed) including a roof extension and a third floor extension. Rear infill extensions at first and second floor with terraces and the creation of a new cycle store and refuse store at ground floor.

Drawing Nos: Site location plan, 466B-EX.03, 466B-EX.04, 466B-EX.05, 466B-EX.06, 466B-EX.07, 466B-EX.08, 466B-EX.09, 466B-EX.11, 466B-PA.01, 466B-PA.02, 466B-PA.03, 466B-PA.04, 466B-PA.05, 466B-PA.06, 466B-PA.07 and Design and Access Statement

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, in the absence of a justification demonstrating that the premise is no longer suitable for continued business use would result in the loss of employment floorspace contrary to policies CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development



Framework Core Strategy and policy DP13 (Employment premises and sites) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed third floor and roof extension, by reason of its inappropriate massing, bulk and detailed design would result in a detrimental impact on the character and appearance of the host building, the streetscene and the Camden Town conservation area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a noise report demonstrating that the amenity of future occupants is unlikely to be affected by unacceptable noise and disturbance from the nearby entertainment venues is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 4 In the absence of a sunlight/daylight assessment the applicant has failed to demonstrate that the proposed extensions would not have an adverse effect on the occupiers of the adjoining building at 74 Crowndale Road contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed terraces, by reason of their size and location would result in increased noise and a loss of privacy to the detriment of the amenity of adjoining occupiers, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing 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.
- 7 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians, cyclists 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 the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbered 6 and 7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 If you wish to submit a further planning application you are advised to enter into pre-application discussions. For more information please refer to the pre-application pages of our website.

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



Ed Watson
Director of Culture & Environment