

European Urban Architecture Ltd
195-199 Grays Inn Road
London
WC1X 8UL

Application Ref: **2015/2228/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
195 Gray's Inn Road
London
WC1X 8UL

Proposal:
Substantial demolition of the existing buildings on site, including the front elevation and roof, and construction of three 2-storey dwellinghouses.

Drawing Nos: AL(00)01; 02; 03 Rev C; 04 Rev C; 05 Rev C; 06 Rev C; 07 Rev C; 08 Rev C; 09 Rev C; 10 Rev C; 11 Rev E; 12 Rev E; 13 Rev E; 14 Rev E; 15 Rev E; 16 Rev E; 17 Rev E; 18 Rev E; 19 Rev E; 30 Rev E; 31 Rev E; 32 Rev E; 33 Rev E; 34 Rev E; 35 Rev E; 40; 50 Rev E; 52, Statement on the loss of retail land use April 2014, Summary Heritage Design and Access Statement Rev J April 2015, Planning Statement April 2015, PC-14-0286-LT1-RevC 16/02/2015, Sustainability Statement August 2014, Heritage Impact Assessment April 2015, Arboricultural Assessment and Protection Method Statement 15/04.2014 and Preliminary Statement Regarding the Proposed Basement.

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

Reason(s) for Refusal

- 1 The proposed residential units by reason of their relationship with Gray's Inn Road,



the constraints of the site and the nature of the development proposed, would result in sub-standard accommodation and be harmful to the amenities of future occupiers, contrary to core policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS9 (Achieving a successful Central London) of the London Borough of Camden Local Development Framework Core Strategy and policies DP6 (Lifetime homes and wheelchair homes), DP24 (securing high quality design), 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 Local Development Framework Policies.

- 2 The proposed development, in the absence of a S106 legal agreement securing the three units as car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (parking standards) 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 S106 legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum level 4 'code for sustainable homes', would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) 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) and DP32 (Air quality and Camden's Clear Zone) 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 Nos. 2 and 3 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



Ed Watson
Director of Culture & Environment

