

Mr Alec Alexandrou  
Alexander Developments Ltd  
43 Crescent Rise  
London  
N22 7AW

Application Ref: **2011/1433/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

25 June 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**13 St Cross Street**  
**London**  
**EC1N 8UB**

Proposal:  
Erection of a seven storey plus basement building to create eight self-contained flats (1 x 1 bedroom, 6 x 2 bedroom and 1 x 3 bedroom) on existing vacant land (Class C3).

Drawing Nos: Site location plan -13SC10/SP; 13SC10/007; 13SC10/008; 13SC10/009A; 13SC10/010; 13SC10/011; 13SC10/012 A; Cross Section -Brown Roof Garden; Contextual plans -13SC10/013; Contextual plan /Elevation 13SC10/014; Lifetime Homes Standards, Criteria plan, 13SC10/013; Lifetime Home Criteria -13SC10/014; Sketch Perspective; Structural Methodology Statement - Basement Impact Assessment, dated 1/3/2012, by Ellis & Moore, Consulting Engineers; Curtain Wall System Brochure, by Kawneer; Alucobond / Alucore, dated 15/3/2011; Biodiversity Policy & Green Roof, dated 07//2011, by A. Alexandrou; Daylight & Sunlight Report, by BVP Partners ref.9529 dated August 2011; Lifetime Home Standard Criteria, dated 19/4/2011; Design & Access Statement dated 19/4/2011; Energy Statement by Twenty16 Design, dated July 2011, ref.1057, Issue: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 reason of the depth and location of its upper floors on the neighbouring boundary, would cause a total loss of daylight, sunlight and outlook to the bedroom in the mansard roof extension of 69 - 71 Farringdon Road to the detriment of their residential amenities, contrary to policy CS15 (Protecting and improving open spaces & encouraging biodiversity) 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.
- 2 The proposed housing development, by reason of its failure to provide secondary uses such as affordable workshop premises for the jewellery industry without adequate justification to demonstrate why this is not possible, would not provide an appropriate mixed use that preserves the special character of Hatton Garden, contrary to policies CS1 (Distribution of growth) and CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP1 (Mixed use development) and DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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 and fail to promote more sustainable and efficient forms 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 Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), 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.
- 4 The proposed development, in the absence of a legal agreement securing 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), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing necessary highway works, would fail to secure adequate provision for and safety of pedestrians, cyclists and vehicles, contrary to policy 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 policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, in the absence of a legal agreement requiring the implementation of renewable energy measures as proposed in the Energy Statement, would fail to ensure proper standards of sustainability in the development, contrary to policies CS13 (Tackling climate change), 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 (Sustainable construction), DP23 (Water) and DP32 (Air quality) 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 3-6 could be overcome by entering into a Section 106 Legal Agreement 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