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Application Ref: **2015/5015/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

1 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**55 Chalton Street & 60 Churchway
London
NW1 1HY**

Proposal:

Demolition of existing building (C3 and A1 Use Class) and redevelopment comprising 5-storey, 56 room hotel (C1 Use Class) fronting Chalton Street and Churchway.

Drawing Nos: 1103 010; 100; 101; 102; 103; 106; 110; 111; 112; 113; 117; 119; 120; 150; 151; 152; 153; 200; 201; 202; 203; 204; 205; 206; 210; 211; 212; 213; 214; 220; 221; 222; 223; 224; 300; 301; 302; 303; 304; 305; Accommodation Schedule (1103 600); Daylight Sunlight & Overshadowing Assessment (14/07/2015); Energy Statement (July 2015); Crime Prevention Statement (August 2015); Service Management Plan (August 2015); Transport Statement (July 2015)

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 its scale, bulk and detailed design would be an incongruous addition to the Chalton Street and Churchway street scenes detracting from the character and appearance of these streets, as well as detracting



from the character and setting of nearby locally listed buildings contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 2 In the absence of a suitable replacement or re-provision the proposed development would result in the loss of 3 existing self-contained residential units on-site which would undermine the Council's supply of housing and the provision of this priority land-use, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies and DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of acceptable provision for staff cycle parking would fail to facilitate and encourage cycling as a sustainable transport alternative contrary to policy CS11 (sustainable travel) 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.
- 4 The proposed development by virtue of the loss of the existing retail unit and associated active street frontage would be detrimental to the character, amenity, function, vitality and viability of the Chalton Street Neighbourhood Centre, and would fail to contribute to a mix of uses contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies (DP1 Mixed use development), DP10 (Helping and promoting small and independent shops) and DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development by reason of its effect on sunlight and daylight to neighbouring properties, in particular at 62 to 68 Churchway, would have a detrimental impact upon the amenities of neighbouring residential properties contrary to policy CS5 (managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and 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 an acceptable Basement Impact Assessment fails to demonstrate that the proposed basement excavation would not cause harm to the built and natural environment and local amenity and would not result in potential flooding or ground instability, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water), and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 In the absence of a legal agreement for securing contributions towards new or improved public open space, the development would be likely to contribute to pressure and demand on the existing open space in this area, contrary to policy CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (open space and outdoor recreation) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition 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 DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing a travel plan, would fail to adequately promote the use of sustainable forms of transport contrary policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing an adequate service management plan, would be likely to give rise to conflicts with other road users, pedestrians and local residents 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 DP16 (transport implications of development) and DP20 (movement of goods and materials) of the London Borough of Camden Local Development Framework Development Policies.
- 11 The proposed development, in the absence of a legal agreement for securing a Hotel Management Plan, would be likely to generate adverse impacts upon the amenities of the area and neighbouring residential properties contrary to policies CS5 (managing impact of growth) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP14 (Tourism development and visitor accommodation) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 12 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 and 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 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.

- 13 The proposed development, in the absence of a legal agreement securing a sustainable buildings plan, would fail to ensure a sustainable and resource efficient approach contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies.
- 14 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy, would fail to take sufficient measures to minimise the effects of, and adapt to, climate change contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.
- 15 The proposed development, in the absence of a legal agreement securing contributions for training and employment, would fail to provide for necessary training and employment of local people contrary to policies CS5 (managing impact of growth), CS8 (promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy.
- 16 The proposed development, in the absence of a legal agreement securing car-free development, 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.

Informative(s):

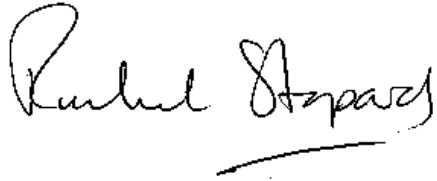
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 7 - 16 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard
Director of Culture & Environment