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Application Ref: **2015/0391/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

2 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Arthur Stanley House
40 Tottenham Street
London
W1T 4RN**

Proposal:

Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1bed, 8 x 2bed, 1 x 3bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.

Drawing Nos: SP_01-P2; SP_02-P1; P_XTG_B2-P2; P_XTG_B1-P2; P_XTG_00-P2; P_XTG_01-P2; P_XTG_02-P2; P_XTG_03-P2; P_XTG_04-P2; P_XTG_05-P2; P_XTG_06-P2; P_XTG_07-P2; P_XTG_RF-P2; S_XTG_AA-P2; S_XTG_BB-P2; S_XTG_DD-P2; S_XTG_FF-P2; E_XTG_01-P1; E_XTG_02-P1; P_A4_B2-P7; P_A4_B1-P7; P_A4_00-P7; P_A4_01-P7; P_A4_02-P7; P_A4_03-P7; P_A4_04-P7; P_A4_05-P7; P_A4_06-P7; P_A4_07-P7; P_A4_LR-P7; S_A4_AA-P5; S_A4_BB-P3; S_A4_CC-P3; S_A4_DD-P5; S_A4_EE-P2; S_A4_FF-P4; S_A4_GG-P3; E_A4_01-P4; E_A4_02-P5; DET_F_01-P2; DET_F_02-P2; LTH-001-P3; LTH-002-P3; LTH-003-P2; LTH-004-P2; LTH-005-P2; LTH-006-P2; LTH-007-P2; LTH-010-P3; LTH-011-P2; LTH-012-P2; LTH-013-P1; LTH-014-P1; Application design amendments report by Llewelyn Davies dated 5 April



2015; Daylight and Sunlight Study by Delva Patman Redler dated April 2015; Draft Construction Management Plan by Crosby Transport Planning dated January 2015; Air Quality Assessment by Temple dated 13 November 2014; Travel Plan by Crosby Transport Planning date January 2015; Transport Assessment by Crosby Transport Planning date January 2015; Stage 2 Sustainability Report by ARUP dated 18 December 2014; Statement of Community Involvement by Temple dated January 2015; Preliminary Ecological Appraisal by The Ecology Consultancy dated 8 December 2014; Planning Statement by Temple dated January 2015; Planning Noise Assessment by Temple dated January 2015; Heritage Statement by Steven Bee Urban Counsel; Phase 1 Desktop Study Ground Conditions Report by URS dated December 2013.

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, on a site which is identified in the Fitzrovia Area Action Plan as an opportunity site for provision of permanent self-contained homes (including affordable homes), would fail to maximise the site's contribution to the supply of homes in the Borough which is the Council's preferred replacement use for the existing healthcare uses. The proposal is therefore contrary to policies CS6 (Providing quality homes) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy 2010, policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies 2010 and the Fitzrovia Area Action Plan 2014 which identifies Arthur Stanley House as an opportunity site for permanent self-contained homes.
- 2 The proposed development, in the absence of a legal agreement to secure the provision of on site affordable housing would fail to make a contribution towards the supply of additional affordable housing within the Borough, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure the residential and commercial units as 'car-free', 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.
- 4 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.

- 5 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 and public realm 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.
- 6 The proposed development, in the absence of a work place Travel Plan, would be likely to give rise to significantly increased car-borne trips, 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 DP16 (Transport implications of development) and DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving Level 4 in a Code for Sustainable Homes Assessment and achieving 'very good' in a BREEAM 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.
- 8 The proposed development, in the absence of a legal agreement securing an Energy Efficiency Plan including the measures set out in the Energy Strategy, a carbon offsetting contribution and a decentralised energy contribution, 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.
- 9 The proposed development, in the absence of a local employment and apprenticeships agreement and an associated training and employment contribution, would be likely to lead to the exacerbation of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to policies CS5 (Managing the impact of growth and development), 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 and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.

- 10 The proposed development, in the absence of a legal agreement securing a public open space contribution, 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.
- 11 The proposed development, in the absence of a legal agreement securing the applicant to use reasonable endeavours to negotiate with NHS England with a view to leasing floorspace within the development for use as a GP Surgery at a rent commensurate with community use in the area would be likely to contribute unacceptably to pressure on the Borough's healthcare infrastructure, contrary to policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP15 (Community and leisure uses) of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 You are advised that reasons for refusal 2-12 could be overcome by entering into a S106 agreement.

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