

Genesis Architects Ltd
7 St Margarets Road,
Stanstead Abbots
Ware
Hertfordshire SG12 8EP
United Kingdom

Application Ref: **2015/4456/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

17 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
9 and 9A Hargrave Place
London
N7 0BP

Proposal:

Demolition of building at 9A and partial demolition of 9 Hargrave Place and redevelopment of the site including a new 3 storey building to the rear; multiple storey rear extensions, basement extension, mansard roof addition and associated works to main building at 9; conversion of part of ground floor and upper floors from Public House (A4) to residential (C3) use and the creation of 5 residential flats (3x2 bed and 2x1 bed)

Drawing Nos: (GAL 220 (PC)) 001; 002 Rev B; 003; 004; 005 Rev E; 006 Rev C; 007 Rev A; 008 Rev E; 009 Rev B, Design and Access Statement (ref: GAL 220/IB/ib) dated 18/09/2015, Basement Impact Assessment - Rev A dated July 2015, Noise Impact Report (ref: 22207/NIA) Rev 3 dated 22/10/2015.

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

Reason(s) for Refusal

- 1 The existing local public house, in its current form, is considered to serve the needs of the local community and is registered as an asset of community value in accordance with the requirements of the Localism Act 2011. Its proposed



modification and loss of ancillary space would harmfully compromise and undermine the use of the existing public house and prejudice its long term retention. Therefore the public house would fail to be developed and modernised in a way that is sustainable, and retained for the benefit of the community, which in turn would fail to enhance the sustainability of communities, contrary to policy CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy, policies DP15 (Community and leisure uses) and DP29 (Improving access) of the London Borough of Camden Local Development Framework Development Policies, Policy C3 (Public Houses) of the Draft Camden Local Plan 2015, paragraphs 69 and 70 of the National Planning Policy Framework 2012 and policy 4.8 of the London Plan 2015.

- 2 The demolition of the existing building at no. 9A would result in the loss of a non-designated heritage asset which contributes architectural, historical, townscape and social significance to the Borough and the replacement building would be of insufficient design quality and inappropriate height, bulk and massing, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and the National Planning Policy Framework 2012.
- 3 The applicant has failed to demonstrate that the proposed co-location of residential units and the public house would not cause harm to the residential amenity of the future occupants of the upper floor flats in relation to noise disturbance and that the residential flats would experience an acceptable level of internal noise, contrary to policy CS5 (Managing the impact of development) 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 The proposed 2 bedroom residential flat at unit 5 on the third floor, by reason of its size, 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) and CS6 (providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies.
- 5 The location of the cycle storage within close proximity to the refuse storage would cause a conflict between the uses which would discourage the ownership and use of cycles in what would be required to be a car-free development, contrary to Policy CS11 (Promoting sustainable and efficient travel) and policies DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement to secure car-free housing for the residential units 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 policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

- 7 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 after the construction works contrary to policy CS11 (sustainable travel) 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.

Informative(s):

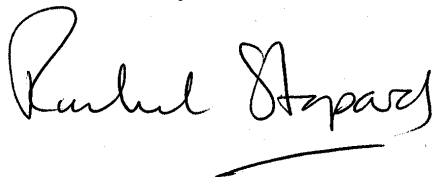
- 1 You are advised that reasons for refusal 6 and 7 could be overcome by entering into a s106 agreement.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment