

Pegasus Group
Pegasus House Querns Business
Centre Whitworth Road Cirencester
Gloucestershire
GL7 1RT
United Kingdom

Application Ref: **2015/5450/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
104 Star House
Grafton Road
London NW5 4BA

Proposal:

Change of use from office (B1a) to mixed use office (B1a) on the ground and first floors and 5x self-contained residential flats (C3) on floors 2-4 (1x one bed; 2x two bed; 2x three bed units), extension to enlarge the third floor and create an additional fourth floor, alterations to building fenestration including ground floor front infill and associated works.

Drawing Nos: (M.0315_)01-1; 01-2; 01-3; 02-1; 03C-1; 03C-2; 03C-3; 04C-1; 05A-1; 06A-1; 06C-1; 07C-1; 08-1, Loss of Employment Statement (ref: LHU/CIR.M.0315) and cover letters dated 25/09/2015 and 18/02/2016 (ref: LHU/CIR.M.0315).

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, in the absence of a justification demonstrating that the premises is no longer suitable for continued business use would fail to support economic activity in Camden and result in the loss of employment opportunities within the Borough contrary to Policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden Local Development Framework Core



Strategy and DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies, Policies 2.15 and 4.2 of the London Plan 2015 and paragraphs 14, 17 and 18-23 of the National Planning Policy Framework 2012.

- 2 The application fails to adequately demonstrate the residential flats would not experience an unacceptable level of internal noise and vibration contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise & vibration) of Camden's Local Development Framework.
- 3 The proposed development, by reason of its bulk, height and north facing windows, would result in loss of privacy, increased overlooking and loss of daylight/sunlight, harming the amenity of the occupiers at 110-114 Grafton Road contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and to policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 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.

Informative(s):

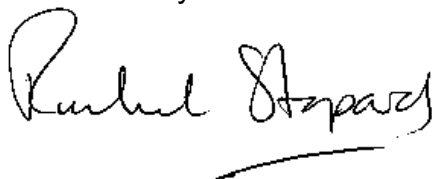
- 1 You are advised that reason for refusal 4 could be overcome by entering into a s106 agreement.

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



Rachel Stopard
Director of Culture & Environment

