

Washbourne Field Planning
Studio 11 6-8 Cole Street
London
SE1 4YH

Application Ref: **2015/3281/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

26 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
28-30 Hanway Street
London
W1T 1UL

Proposal:

Erection of a mixed-use six storey building (including basement and roof level accommodation) comprising offices (Class B1) at basement, ground and first floors, and 3 no. residential units (C3) at second, third and fourth floors to provide 1 x 1-bed flat, 1 x 2-bed flat, and 1 x 3-bed flat and associated inset roof terrace creating private and communal amenity space following demolition of the existing 4 storey (including basement level) office building with ancillary ground floor showroom (Class B1).

Drawing Nos:

858-000; 864-003; 864-003 rev A; 864-007; 864-006; 864-110 rev A; 864-111; 864-112; 864-120 rev E; 864-121 rev D; 864-103 rev C; 864-122 rev B; 864-123 rev B; 864-124 rev A; 864-125 rev A; 864-126 rev A; 864-106; Covering letter from Washbourne Field Planning dated 05th June 2015; Planning, Design and Access Statement produced by WFP dated June 2015; Planning & Development Context Appendix 1 to Planning, Design and Access Statement produced by WFP dated June 2015; Planning Application Design Statement produced by Form Design Architecture dated June 2015; Daylight, Sunlight and Overshadowing Report produced by Aurora Daylight Consulting dated 25th April 2016; Plant Noise Impact Assessment produced by 24 Acoustics dated 04th June 2015; Lifetimes Homes Statement produced by Form Design Architecture dated 28th May 2015; Basement



Impact Screening Report produced by Price & Mayers dated 20th June 2015; Report on the disposal by rent or sale of 28-30 Hanway Street produced by James Lewis and Company April 2014; Commercial Marketing Report produced by Savoy Stewart dated 05th November 2014; Available space in the Tottenham Court Road area dated November 2014 and June 2015; Letter from James Lewis dated 26th May 2015; Letter from Savoy Stewart dated 28th May 2015; Letter from James Lewis dated 16th April 2014; Letter from Plan Projects dated 03rd June 2015; Heritage, Planning and Justification Statement produced by RMA Heritage dated June 2015; Appendix 1 Site Photos; Appendix 2 Internal Photos; Appendix 3 Camden Council's Hanway Street Conservation Area Comparative Study of Positive Buildings; Appendix 4 Comparative Study of Positive Buildings in Westminster Council's Hanway Street Conservation Area (Unlisted Buildings of Merit); Appendix 5; Appendix 6 Historic Map Evidence; Appendix 7 Historic Photos; Appendix 8 Historic Plan Evidence; BREEAM New Construction Offices 2014 pre-assessment report produced by Verte Ltd dated June 2015; Code for Sustainable Homes 2010 (2013 Addendum) Pre-Assessment produced by Verte Ltd dated June 2015; Energy Statement produced by Verte Ltd dated 07th June 2015; Construction Management Plan produced by CorraMore Construction Ltd dated June 2015; Structural Engineers Report produced by Price & Myers dated June 2015; Summary list of "Public Benefits" produced by WFP by February 2016; Verified CGI Views - Appendix 3 to Planning, Design & Access Statement produced by WFP dated June 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 demolition by reason of the loss of the existing building which makes a positive contribution to the Hanway Conservation Area would cause harm to the character and appearance of the conservation area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The applicant has failed to demonstrate that the proposed basement development would maintain the structural stability of the building and neighbouring properties and avoid adversely affecting the local water environment contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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.

- 4 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 policies 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.

- 5 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, 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, in order to overcome the reason for refusal 2, the Basement Impact Assessment would be required to be reviewed by the Council's independent auditor, at the expense of the applicant.

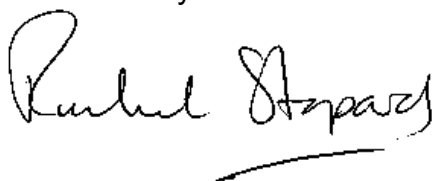
- 2 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 3 to 5 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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



Director of Supporting Communities

Rachel Stopard
Director of Supporting Communities