

CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2015/7007/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

2 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**89 Plender Street**  
**London**  
**NW1 0JN**

#### Proposal:

Internal alterations to facilitate the change of use of the lower ground floor from student accommodation (Class C2) to a place of worship and flexible worship space (Class D1), the change of use of the upper floors from worship space (Class D1) to hotel (Class C1) and the erection of a single storey roof extension to provide a 43 bedroom hotel with associated alterations to the fenestration and the main and side entrances.

Drawing Nos: 859\_03/01/0100 P1, 859\_03/01/0101 P1, 859\_03/01/0219 P1, 859\_03/01/0220 P1, 859\_03/01/0221 P1, 859\_03/01/0500 P1, 859\_03/01/0501 P1, 859\_03/01/0600 P1, 859\_03/01/0601 P1, 859\_03/01/0602 P1, 859\_03/01/0603 P1, 859\_03/03/0219 P1, 859\_03/03/0220 P1, 859\_03/03/0221 P1, 859\_03/03/0222 P1, 859\_03/03/0223 P1, 859\_03/03/0224 P1, 859\_03/03/0225 P1, 859\_03/03/0226 P1, 859\_03/03/0510 P1, 859\_03/03/0511 P1, 859\_03/03/0512 P1, 859\_03/03/0513 P1, 859\_03/03/0600 P1, 859\_03/03/0601 P1, 859\_03/03/0602 P1, 859\_03/03/0603 P1, 859\_03/03/0800 P1, 859\_03/03/0801 P1, 859\_03/03/0802 P1 and 859\_03/03/0803 P1.

Design and Access Statement Manolo & White (including Structural Report); Planning Statement CBRE, Draft Construction Management Plan draft Construction Management Transport Plan, Morgan Tucker; Draft Hotel Operators Management Statement



The Wesley, Heritage Statement Heritage Collective, Daylight/Sunlight Assessment Behan Ltd, Sustainability/Energy Statement CBRE, Noise Impact Assessment CSG Acoustics, Phase 1 Preliminary Risk Assessment; and Policy DP1 Feasibility and Viability Report (redacted) The Wesley.

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 host building, harming the streetscape and detracting from the character and appearance of the Camden Town Conservation Area 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) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement for securing contributions towards offsite housing, the development would be likely to contribute to pressure and demand on existing housing in this area, contrary to policy CS1 (Distribution of growth) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP1 (Mixed use development) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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.
- 4 The proposed development, 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.
- 5 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 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 DP16 (transport implications of development) of the

London Borough of Camden Local Development Framework Development Policies.

- 6 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.
- 7 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.
- 8 The proposed development, in the absence of a legal agreement requiring the development to incorporate sustainability measures to reduce carbon emissions and minimise use of energy, water and resources, would fail to be sustainable in its use of its resources and meet the challenge of climate change, contrary to policy 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 policy DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing an energy efficiency plan including on-site renewable energy facilities, would fail to be sustainable in its use of resources and fail to take sufficient measures to minimise the effects of, and adapt to, climate change, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) 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), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

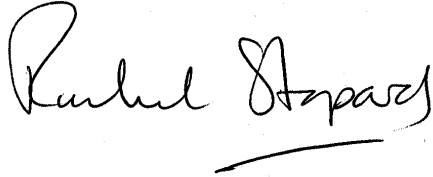
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal numbers 2-9 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities