

Milan Babic Architects
Bickels Yard
151B Bermondsey Street
London
SE1 3UW
United Kingdom

Application Ref: **2016/1445/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
6 Stukeley Street
London
WC2B 5LQ

Proposal:

Demolition of an existing single storey house and erection of two four storey, 2 x bedroom dwelling houses including basement excavation.

Drawing Nos: Design & Access statement, Heritage statement (Ref 841/2015 Rev A), Planning Statement, Daylight/sunlight Assessment (sep 2015), BIA Hydrogeology, GWPR1437, GWPR1437/BH, GWPR1437 Fig 1, GWPR1437 preliminary summary, Heritage Statement, 841/L01, JDD/SS-E3, JDD/SS-E4, JDD/SS-E1, JDD/SS-E2, M-PL-01, 841/200 Rev A, 841/201 Rev A, 841/202 Rev A, 841/203, Rev A 841/204 Rev A, 841/205 Rev A & 841/206 Rev A

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed demolition of the single storey building and replacement dwelling houses by virtue of their height, bulk, mass and detailed design would result in harm to the group of buildings which make a positive contribution of the Conservation



Area, and harm the setting, character and appearance of the Conservation Area contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

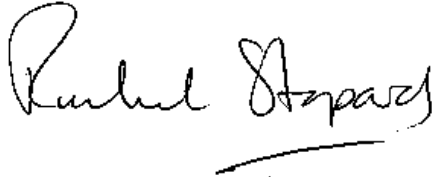
- 2 The proposed dwellings due to their height, bulk, mass and location would result in a harmful sense of enclosure and overbearing to adjoining residential occupiers on Goldsmith Court, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed dwellings would result in direct overlooking of habitable room windows on Goldsmith Court thereby harming the privacy of adjoining occupiers contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and 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 dwellings would fail to provide four fully enclosed, secure and step free cycle parking spaces thereby failing to encourage cycling as a sustainable and efficient mode of transport contrary to Policies CS11 (promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and Development Policy DP18 (parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development would fail to provide an acceptable standard of accessibility for wheelchair users contrary to policies CS6 (Providing quality Homes) of the London Borough of Camden Local Development Framework Core Strategy and DP6 (Lifetime homes and wheelchair housing) of the London Borough of Camden Local Development Framework Development Policies. Building Regulation M4 (2) 'Accessible and adaptable dwellings' is a requirement of policy 3.8 (Housing choice) of the London Plan Minor Alterations and the proposed development has failed to meet this requirement.
- 6 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 policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy (2010) 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.

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
Executive Director Supporting Communities