

Maze Planning
1 Rooks Close
Welwyn Garden City
Herts
AL8 6JT

Application Ref: **2016/0704/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

29 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
17 Fleet Road
London
NW3 2QR

Proposal:
Change of use from recording studio (B1) to residential (C3) to form 4 x 1-bed flats within upper floors and office space (B1) within basement and associated alterations.

Drawing Nos: Site Location Plan; TS15-403M/1 (1 of 2); TS15-403M/1 (2 of 2); SK000; SK001; SK002; SK003; SK004; SK005; SK006.

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 premise is no longer suitable for continued business use would result in the loss of employment floorspace contrary to policies CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment premises and sires) of the London Borough of Camden Local Development Framework Development Policies.



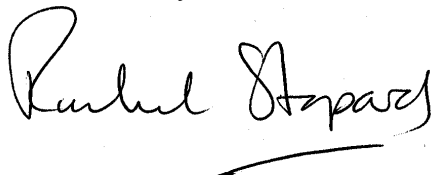
- 2 The proposed development, by reason of the lack of provision of 2-bedroom units in the residential mix, would fail to contribute to the creation of mixed and inclusive communities, contrary to CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy, policy DP5 (Homes of different sizes) of the London Borough of Camden Local Development Framework Development Policies and policy 3.8 of the London Plan 2016.
- 3 The proposal, due to the absence of cycle parking facilities provided onsite, would fail to encourage cycling as a sustainable and efficient mode of transport, contrary to policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed residential units, by reason of poor levels of outlook would result in sub-standard accommodation that would fail to provide an acceptable level of residential amenity to their occupants, contrary to policies 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.
- 5 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.

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
Executive Director Supporting Communities