

Humphreys & Sons Surveyors
131A Devonshire Road
Forest Hill
SE23 3LZ

Application Ref: **2016/5414/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
1 St Chad's Street
London
WC1H 8BD

Proposal:

Conversion of existing single family dwelling to provide 2 flats (1x 4 bedroom and 1x1 bedroom) and erection of external staircase from basement to ground floor level within front lightwell, new entrance gate within ground floor front railings and new balustrade around rear stairs at garden level (Class C3).

Drawing Nos: PL001C; PL002A; PL003A; PL004D; PL005C; LABC Floor and Ceiling Conversion; Heritage Statement Prepared by AAH Planning Consultants dated September 2016; Waste and Recycling Strategy prepared by Humphreys and Sons dated August 2016. Daylight and Sunlight Assessment prepared by Eco Draw dated the 8th March 2017.

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

Reasons for Refusal

- 1 The proposed lower ground floor unit by failing to provide adequate daylight and outlook would result in an enclosed and oppressive living environment harming the



amenity of future occupiers, contrary to policies CS5 (managing the impact of growth and development) and CS6 (providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy; policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Policies and policy A1 (Managing the impact of development) of the emerging London Borough of Camden Local Plan Submission Draft 2016.

- 2 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; policies DP18 (Parking standards and the availability of car parking) and DP 19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies and Policy T2 (Car-free development and limiting the availability of parking) of the emerging London Borough of Camden Local Plan Submission Draft 2016.

Informatives:

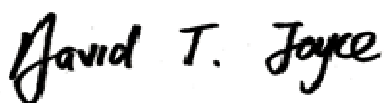
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.
- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning

