

NMA Studio  
Studio 43  
Containerville Studios  
35 Corbridge Crescent  
London  
E2 9DS

Application Ref: **2017/0922/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

5 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Fanz House**  
**99 Gray's Inn Road**  
**(access at 7 Brownlow Mews)**  
**London**  
**WC1X 8TY**

Proposal: The conversion of an existing undercroft/ parking space and part of the rear courtyard of existing residential building at No.7 Brownlow Mews, to form a residential studio unit and ancillary amenity space to rear (Class C3).

Drawing Nos: 128-S00-P1, 128-S01-P1, 128-EX/GS01\_P2, 128-EX/GE02\_01, 128-EX/GE01\_P2, 128-EX/G100\_P2, Design & Access Statement by Pebworth Property management dated February 2017.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 In the absence of an acoustic report and appropriate noise mitigation measures, the proposed residential unit, by reason of its proximity to plant and machinery would be unlikely to provide adequate amenity for future occupiers with respect to noise



disturbance, contrary to the London Borough of Camden Local Development Framework Core Strategy policies CS6 (providing quality homes) and policy DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the emerging Camden local Plan 2016

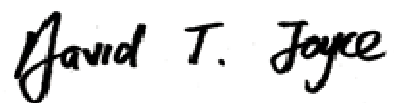
- 2 The proposed residential unit, by reason of its sub-standard floor area, ceiling height and limited internal daylight levels, would result in substandard living accommodation to the detriment to future occupiers, contrary to the London Borough of Camden Local Development Framework Core Strategy policy CS6 (providing quality homes) and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy D1 (Design) and H6 (Housing choice and mix) of the emerging Camden local Plan 2016.
- 3 The proposed development, in the absence of a legal agreement securing a highway contribution for necessary highway works, would fail to secure adequate provision for the safe movement of pedestrians and have an unacceptable impact on the public highway, 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 DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), 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 and Policy A1 (Managing the impact of development) of the emerging Camden local Plan 2016
- 4 The proposed development, in the absence of a legal agreement to secure the residential unit as 'car-free' housing, would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies and policies T1 (Prioritising walking, cycling and public transport) and T2 (Car-free development and limiting the availability of parking) of the emerging Camden Local Plan 2016.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning