

Kieran Rafferty  
KR Planning  
183 Seafield Road  
Bournemouth BH6 5LJ  
United Kingdom

Application Ref: **2016/7069/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

5 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**9 and 9A Hargrave Place**  
**London**  
**N7 0BP**

Proposal: Redevelopment of the site including multiple storey rear extensions, a basement extension (to include toilets and a commercial kitchen), mansard roof addition and associated works to 9 Hargrave Place; conversion of part of ground floor and upper floors from Public House (A4) to residential (C3) use and the creation of 3 residential flats (C3).

Drawing Nos: (GAL 220 (PC)) 001 Rev A; 002 Rev C; 003 Rev A; 004 Rev A; 005 Rev H; 006 Rev E; 007 Rev B; 008 Rev H; 009 Rev D, Design and Access Statement (ref: GAL 220/IB/ib) dated 09/12/2016, cover letter (ref: L/MISC/AM) dated 22/12/2016 by KR Planning, cover letter (ref: 14286/JM170124) dated 24/01/2017 by Lyons O'Neil Structural Engineers and Assessment of Potential Noise Impact (ref: Technical Report: R6701-1 Rev 1) dated 21/12/2016.

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 virtue of the loss of ancillary space to serve the public house and proposed restrictions on amplified music, would materially change



the character of an existing use designated as an Asset of Community Value and compromise the long-term viability and future of the public house which provides an important local community facility. It would therefore fail to support social wellbeing, strengthen community cohesion and encourage social diversity. Thus, the proposal is contrary to Policy C4 (Public Houses) of the Camden Local Plan June 2017, paragraph 70 of the National Planning Policy Framework 2012 and Policy 4.8 of the London Plan 2016.

- 2 Insufficient information has been submitted to fully demonstrate the compatibility of the proposed uses, that the co-location of residential units and the public house would not cause harm to the amenity of future occupants of the proposed flats, or prejudice the continuing operation of the public house, through disturbance caused by normal activity associated with a public house use and the likelihood of complaints relating to noise and nuisance from the prospective occupiers of the non-ancillary uses directly above it. Thus, the proposal is contrary to Policies A1 (Managing the impact of development), A4 (Noise and vibration) and C4 (Public Houses) of the Camden Local Plan June 2017, paragraph 70 of the National Planning Policy Framework 2012 and policy 4.8 of the London Plan 2016.
- 3 The proposed development, in the absence of a legal agreement to secure a financial contribution towards affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan June 2017, policies 3.8, 3.10, 3.11 and 3.12 of the London Plan 2016 and paragraphs 47, 50 and 173 of the NPPF 2012.
- 4 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 policy T2 (Parking and car-free development) of the Camden Local Plan June 2017.
- 5 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 after the construction works, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan June 2017.

Informative(s):

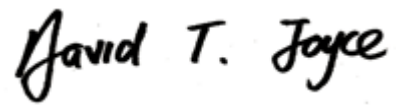
- 1 You are advised that reasons for refusal 3-5 could be overcome by entering into a s106 agreement.

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