

HURST ASSOCIATES
2 Wren Gardens
Hornchurch
Essex
RM12 4DT

Application Ref: **2017/0695/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

31 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
17 Greville Street
London
EC1N 8SQ

Proposal:
Erection of additional storey and re-provision of mansard roof to provide 2-bed flat (C3)

Drawing Nos: Location Plan; GS SCH 2 01; GS SCH 2 02

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 reason of its height, location and detailed design, would be detrimental to the character of the host building and the surrounding streetscene, failing to preserve or enhance the character and appearance of the surrounding conservation area, contrary to policy 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 and policy D1 and D2 of the Emerging Local Plan.



- 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 DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies and policy T2 of the Emerging Camden Local Plan 2016.
- 3 The development would fail to provide adequate cycle parking facilities for the residential element of the scheme and would therefore provide substandard housing development, and would fail to promote cycling as a healthy and sustainable way of travelling in this highly accessible location, contrary to policies CS6 and CS11 of the Local Development Framework Core Strategy, policies DP17 and DP18 of the Local Development Framework Development Policies, and policy T1 of the Camden Local Plan Submission Draft 2016.
- 4 In the absence of a legal agreement to secure a Construction Management Plan and Highways Contribution, the development would fail to ensure that the development can be implemented without causing detrimental impact to residential amenity or the safe and efficient operation of the highway network in the local area or that the repair of any construction damage to transport infrastructure and the reinstatement of footway surfaces following development is secured. The development would therefore remain contrary to policies CS5 and CS11 of the Camden Local Development Framework Core Strategy, policies DP20, DP21 and DP26 of the Local Development Framework Development Policies as well as policies A1 and T4 of the Emerging Camden Local Plan.

Informative(s):

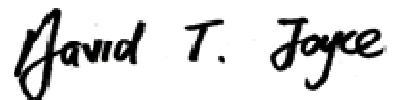
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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