

CgMs
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/6762/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

4 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Section 106A Refused

Address:
54-74 Holmes Road
London
NW5 3AB

Proposal:

Application under section 106A to modify a legal agreement and amend clause 4.10 (Use of residential element) of the S106 associated with planning permission ref: 2003/1212/P dated 23rd November 2004 (Demolition of existing building and erection of new 5 and part 6 storey building comprising Class B1 business use at ground level, with 4 studios and 27 cluster flats for students above); namely to short-term lets outside term time.

Drawing Nos: Cover letter by RPS CGMS ref. MR/LH dated 7th December 2017, Non-Student Management Plan.

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

Reason(s) for Refusal

- 1 The proposed variation of clause 4.10 of the S106 legal agreement attached to permission ref. 2003/1212/P would allow short-term lets to non-students during the holiday period, resulting in visitor accommodation of a scale incompatible with surrounding residential uses and harming the amenity of adjoining occupiers by



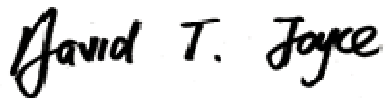
virtue of increased noise and general disturbance, contrary to policies H9 (Student housing), A1 (Managing the impact of development) and E3 (Tourism) in the London Borough of Camden Local Plan 2017.

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