

Guy Stansfeld Architects
318 Studios
318 Kensal Road
London
W10 5BZ

Application Ref: **2017/4707/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

20 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
13 Leeke Street
London
WC1X 9HY

Proposal:

Demolition of existing building and erection of new three storey building with brick facade and erection of a two storey roof and rear extension. Change of use from residential house (Use class C3) to office space (Class B1) in conjunction with the existing use at 5-11 Leeke Street.

Drawing Nos: (EX) 001, 002revA, 003revA, 004revA, 005revA, 006, 007, 008, 009, (GSA936-PL) 101, 102revA, 103revA, 104revA, 105revA, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118; Design and Access Statement revA, Planning Statement, Draft CMP

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

Reason(s) for Refusal

- 1 The proposed change of use will result in the loss of residential floorspace and thus would undermine the Council's strategic objective to maintain and increase the supply of housing in the Borough. This is contrary to policy H3 of the Camden Local Plan 2017.



- 2 The proposed new building, by reason of its detailed design and position, would appear overdominant and inharmonious and would be detrimental to the character and appearance of numbers 5-11 Leeke Street, the wider streetscene and surrounding Conservation Area. The proposal would thereby be contrary to policies D1 and D2 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure a Construction Management Plan and associated monitoring fee, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies A1, A4 and T4 of the London Borough of Camden Local Plan 2017.
- 4 The proposed ground floor doors, by virtue of them opening outwards, would overhang the pavement which would cause a hazard to pedestrian safety and highway safety contrary to policies T1 and A1 of the Camden Local Plan 2017.

Informative(s):

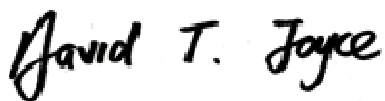
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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