

Milan Babic Architects
Ground Floor Office
151b Bermondsey Street
London
SE1 3UW

Application Ref: **2017/7055/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

16 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**105 King's Cross Road
London
WC1X 9LR**

Proposal:

Change of use of the first and second floors from public house (Class A4) to create 1x2 bed flat at 1st floor level and 1x3 bed flat at 2nd floor level; erection of mansard roof extension to create 1x3 bed flat (Class C3) and associated works (part retrospective).

Drawing Nos: AB834/206 - As-Built Front Elevation; AB834/207 - As-Built Rear Elevation; JDD/CA-E1 - Existing Site Plan; JDD/CA-E2 - Pre-Existing Basement Plan; JDD/CA-E3 - Pre-Existing Ground Floor Plan; JDD/CA-E4 - Pre-Existing First Floor Plan; JDD/CA-E5 - Pre-Existing Second Floor Plan; JDD/CA-E6 - Pre-Existing Front Elevation; JDD/CA-E7 - Pre-Existing Rear Elevation; JDD/CA-E8 - Pre-Existing Section A-A; PI834/206 - Proposed Front Elevation; PL834/200 - As-Built Basement Plan; PL834/201 - As-Built Ground Floor Plan; PL834/207 - Proposed Rear Elevation; PP834/202 Rev. A - Proposed First Floor Plan; PP834/202 Rev. B - As-Built First Floor Plan; PP834/203 - As-Built Second Floor Plan; PP834/203 Rev. A - Proposed Second Floor Plan; PP834/204 - Proposed Third Floor Plan; PP834/205 - Proposed Roof Plan; PP834/208 - Proposed Section AA; PP834/208/01y - As-Built Section AA; PP834/L01 - Site Location & Block Plan.

Supporting Documents:

Design and Access Statement (prepared by Milan Babic Architects; dated December 2017); Noise Impact Assessment (prepared by KP Acoustics Ltd; dated May 2016); PTAI Study Report File Summary.



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 the loss of ancillary space to serve the public house, 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, contrary to policy C4 (Public Houses) of the London Borough of Camden Local Plan June 2017, paragraph 70 of the National Planning Policy Framework 2012, and Policy 4.8 of the London Plan 2016.
- 2 The proposed replacement window and door to the shopfront, by reason of their inappropriate design and materials, would harmfully detract from the character and appearance of the host building, streetscene and conservation area contrary to policies D1 (Design), D2 (Heritage) and D3 (Shopfronts); and the separate street access to the upper floors would compromise the operation of the public house contrary to policy C4 of the London Borough of Camden Local Plan 2017.
- 3 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 policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 4 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 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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning