

Nicholas Taylor + Associates
31 windmill Street
London
W1T 2JN

Application Ref: **2016/7088/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

25 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Spiritualist Temple
Rochester Square
London
NW1 9RY**

Proposal:

Redevelopment of site involving demolition of the building (Use Class D1) and erection of a 3-storey building, plus basement level, to accommodate a community centre (Use Class D1) and 9 self contained flats (Use Class C3) comprising 8 x 2 bed and 1 x 1 bed (of which 6 would be market units and 3 affordable) , together with landscape works.

Drawing Nos: Supporting Documents: Basement Impact Assessment (Rev. B - 07.02.18 - Ground Movement Assessment), prepared by Symmetrys Limited; Design and Access Statement (Ref: 1606_[-]_PL_101); Daylight, Sunlight and Overshadowing to neighbouring properties and proposed accommodation (July 2017), prepared by BVP; Planning Statement (June 2017 O/R: 635-16), prepared by Nicholas Taylor + Associates; Heritage Statement (December 2016), prepared by Built Heritage Consultancy; Energy/Sustainability Statement (Issue 3 - 26th June 17), prepared by energylab; BS 5837 Arboricultural Report Impact Assessment & Method Statement (3rd July 2017), prepared by Crown Consultancy.

Plans:

1606 [-] GA 000 Front Cover; 1606 [-] GA 000 Contents; 1606 [-] GA 001 Location Plan; 1606 [-] GA 002 Site Images 01; 1606 [-] GA 003 Site Images 02; 1606 [-] GA 004 Site Analysis; 1606 [-] GA 005 Existing Local Developments; 1606 [-] GA 010 Existing Ground Floor Plan; 1606 [-] GA 011 Existing Roof Plan; 1606 [-] GA 012 Existing



Elevation AA - Rochester Sq. (South); 1606 [--] GA 013 Existing Elevation BB - (East); 1606 [--] GA 014 Existing Elevation CC - Rochester Sq. (North); 1606 [--] GA 015 Existing Elevation DD - (West); 1606 [--] GA 016 Existing Contextual Elevations 1; 1606 [--] GA 017 Existing Section AA; 1606 [--] GA 018 Existing Section BB; 1606 [--] GA 019 Existing Section CC; 1606 [--] GA 020 Demolition Floor Plan; 1606 [--] GA 021 Demolition Roof Plan; 1606 [--] GA 022 Demolition Section AA; 1606 [--] GA 023 Demolition Section BB; 1606 [--] GA 024 Demolition Section CC; 1606 [--] GA 030 Proposed Site Plan Rev A; 1606 [--] GA 031 Proposed Basement Floor Plan Rev D; 1606 [--] GA 032 Proposed Ground Floor Plan Rev D; 1606 [--] GA 033 Proposed First Floor Plan Rev B; 1606 [--] GA 034 Proposed Second Floor Plan Rev B; 1606 [--] GA 035 Proposed Roof Plan Rev B; 1606 [--] GA 040 Proposed Elevation AA Rev A; 1606 [--] GA 041 Proposed Elevation BB - East Rev A; 1606 [--] GA 042 Proposed Elevation CC - Rochester Sq. (North) Rev A; 1606 [--] GA 043 Proposed Elevation DD - West Rev B; 1606 [--] GA 044 Proposed Contextual Elevation Rev A; 1606 [--] GA 045 Proposed Section AA Rev A; 1606 [--] GA 046 Proposed Section BB Rev B; 1606 [--] GA 047 Proposed Section CC Rev B; 1606 [--] GA 048 Proposed Section DD Rev A;

1606 [--] GA 050 Proposal Analysis NTS Rev A; 1606 [--] GA 051 3D Visual 1 Rev A; 1606 [--] GA 052 3D Visual 2 Rev A; 1606 [--] GA 053 3D Visual 3; 1606 [--] GA 054 3D Visual 4; 1606 [--] GA 055 3D Visual 5 Rev A; 1606 [--] GA 060 Materials Palette; 1606 [--] GA 061 Existing Church Plan and Areas; 1606 [--] GA 062 Proposed Community Space Plans and Areas Rev B; 1606 [--] GA 063 3D Visual 7 Rev A; 1606 [--] GA 064 3D Visual 8 Rev A; 1606 [--] GA 070 Interior Visual 1; 1606 [--] GA 071 Interior Visual 2; 1606 [--] GA 072 Interior Visual 3; 1606 [--] GA 073 Interior Visual 4; 1606 [--] GA 100 Accommodation Schedule; 1606 [--] GA 101 Design and Access Statement.

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

Reason(s) for Refusal

- 1 The demolition of the existing building which contributes positively to the character and appearance of the site, the wider area and the character and appearance of the Camden Square Conservation Area and the replacement building would be of insufficient design quality and inappropriate, bulk and massing, would impact on the character and appearance of the conservation area contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan, Policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraph 132, 134 or 135 of the of the NPPF 2012.
- 2 The proposed development, by reason of the poor quality of outlook, light and required measures to ensure privacy for the proposed flats would cumulatively result in sub-standard residential accommodation and be harmful to the amenities of future occupiers contrary to Policy H6 (Housing choice and mix) of the London Borough of Camden Local Plan and Policy 3.5 of the London Plan 2016.
- 3 The proposed basement, by virtue of its excessive size would fail to be subordinate to the site and the garden and would therefore be harmful to the character and appearance of the Camden Square Conservation Area contrary to Policy A5

(Basements) of the London Borough of Camden Local Plan 2017.

- 4 The proposed development has failed to demonstrate that the proposed basement would maintain the structural stability of the building and neighbouring properties and avoid adversely affecting drainage and run-off or causing other damage to the water environment avoid cumulative impacts upon structural stability or the water environment in the local area contrary to policies A1 (Managing the impact of development), A5 (Basements) and CC3 (Water and flooding) of the Camden Local Plan 2017.
- 5 The proposed development, by virtue of the loss of on-street parking, would exacerbate issues of parking stress within the Controlled Parking Zone and surrounding area and would fail to encourage sustainable modes of transport for the occupiers of the property, contrary to Policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car free development), and A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 6 The replacement vegetation, including trees, by reason of location within the site and proximity with the replacement building would be of insufficient visual amenity and longevity and therefore result in harm to the character and appearance of the site, the wider area and the character and appearance of the Camden Square Conservation Area, contrary to Policies A2 (Open space), A3 (Biodiversity) and A5 (Basements) of the London Borough of Camden Local Plan.
- 7 The proposed cycle parking provision, by reason of its size and layout would be insufficient for future occupiers of the residential flats, contrary to Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 8 The proposed development, in the absence of an acceptable offer of affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to Policies H4 (Maximising the supply of affordable housing) and H5 (Protecting and improving affordable housing) of the London Borough of Camden Local Plan, 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.
- 9 The proposed development, in the absence of a legal agreement securing a 'community involvement plan' demonstrating the acceptable nature and provision of a subsidised work or community space and its continuing maintenance and other future funding, would be contrary to Policy C2 (Community facilities) of the London Borough of Camden Local Plan.
- 10 The proposed development, in the absence of a legal agreement securing the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 11 The proposed development, in the absence of a legal agreement securing a construction and demolition management plan and an appropriate financial

contribution towards implementation support, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

- 12 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the public highway to an acceptable condition contrary to policy A1 (Managing the impact of development) of Camden Local Plan 2017.
- 13 The proposed development, in the absence of a legal agreement securing an 'Approval In Principle' (AIP) would be fail to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site, contrary to Policies A1 (Managing the impact of development), T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 14 The proposed development, in the absence of a legal agreement securing an Energy Efficiency Plan including the measures set out in the Energy Strategy and an appropriate financial contribution towards decentralised energy, would fail to be sustainable in its use of resources, contrary to policies CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC4 (Air quality), C1 (Health and wellbeing) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal No's 9, 10, 11, 12, 13 and 14 could be overcome by entering into a S106 legal agreement with the Council for a scheme that was in all other respects acceptable.
- 2 Your attention is drawn to Section 153 of the Highways Act 1980 (as amended) and the need to obtain permission from Camden Council for any part of the structure, including doors, which overhangs the public highway (including footway).

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 T. Joyce

David Joyce
Director of Regeneration and Planning