

Application ref: 2018/4394/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 26 November 2018

Development Management
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Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
36 Lancaster Grove
London
NW3 4PB

Proposal: Conversion of former fire station tower (Sui Generis) to 1-bed residential unit (C3) including installation of balustrade at roof level and removal of chimneys.

Drawing Nos: 001 (Rev P2); 130 (Rev P6); 131 (Rev P1); 210 (Rev P1); 616 (Rev P1); 814 (Rev P1); Planning Statement prepared by Nicholas Taylor + Associated (dated September 2018); Heritage Statement prepared by DLG Architects; Design and Access Statement prepared by Tate Harmer (dated August 2018); Fire Engineer Report prepared by BB7; Bat Activity Report prepared by ARM Conservation.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

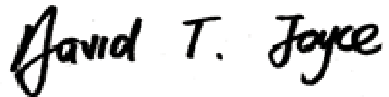
- 1 The proposed development, by reason of poor quality internal amenity, would fail to provide high quality residential accommodation, contrary to policies H6 and A1 of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure car-free housing, would fail to promote healthy or sustainable transport choices, contrary to policy T2 of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a contribution to affordable housing, would fail to maximise the contribution of the site to the supply of affordable housing in the borough, contrary to policy H4 of the 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 paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning