

Application ref: 2018/6320/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 8 March 2019

**Development Management**  
Regeneration and Planning  
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Barton Willmore  
7 Soho Square  
London  
W1D 3QB

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**2A South Hill Park  
London  
NW3 2SB**

Proposal: Change of use of first floor level (function room and store) from public house (Use A4) to 1x 2 bedroom self-contained flat with associated access, refuse storage and cycle parking (Use C3)

Drawing Nos: 281-DWG: 000; 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 100; 101-OP1; 102; 103; 104; 105; 106.

Planning Statement by Barton Willmore dated December 2018; Design and Access Note by Mitzman Architects; Acoustic Report by paceconsult dated 26 November 2018; Marketing Report by Davis Coffey Lyons dated November 2018.

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 the first floor ancillary space, without adequate justification, 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 2017, paragraph 70 of the National Planning Policy Framework 2018, and Policy 4.8 of the London Plan 2016.

- 2 The applicant has failed to demonstrate that the proposed co-location of residential units and the public house would not cause harm to the residential amenity of the future occupants of the first floor flat, or prejudice the operation of the public house, due to noise disturbance and odour, contrary to policies C4 (Public Houses), A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement to secure the residential units as car-free housing, 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) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

Informative(s):

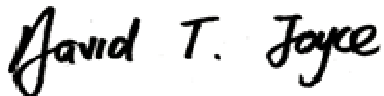
- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal 3 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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