

Mr Simon Grainger BA(Hons) MRTPI
Grainger Planning Associates Ltd
11 Ashcombe Road
Carshalton
Surrey
SM5 3ET

Application Ref: **2013/0262/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

20 March 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:

The Black Cap
171 Camden High Street
London
NW1 7JY

Proposal:

Change of use of part first floor, second and third floors from bar/restaurant and ancillary accommodation to residential to provide 2 x 1 bedroom flats and 1x 2 bedroom maisonette with rear roof terraces at first and third floor levels and a rear balcony at second floor level, alterations to windows and doors on side and rear and creation of refuse and cycle stores for flats at ground floor level.

Drawing Nos: BLK/050; BLK/P/100 A; BLK/P/101 A; BLK/P/102; BLK/P/2/103; BLK/P/2/104; BLK/P/2/105; BLK/P/2/110; BLK/P/2/111; BLK/P/2/120; BLK/P/2/121; BLK/P/2/122; BLK/P/2/123; BLK/P/2/124; Acoustic Assessment ref: 121007-001A dated November 2012.

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

Reason(s) for Refusal

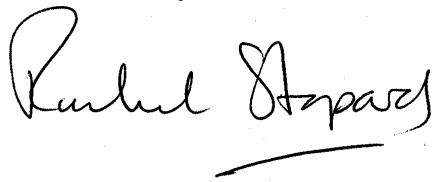


- 1 The application fails to adequately demonstrate whether the residential flats would experience an acceptable level of internal noise contrary to policies CS5 (Managing the impact of growth and development), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise & vibration) of Camden's Local Development Framework.
- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policy CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.