

Grainger Planning Associates Ltd
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Carshalton
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Application Ref: **2014/2176/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

The Black Cap
171 Camden High Street
London
NW1 7JY

Proposal: Change of use of first, second and third floors from bar/restaurant use and ancillary accommodation to residential (Class C3) to provide 2x 2-bedroom units and 1x 1 bedroom unit 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: Site location plan; BLK/P4/111 rev B; BLK/P4/101; BLK/P4/110 Rev B; BLK/P4/100; BLK/P4/122; ACA Acoustics acoustic assessment dated March 2014; Lifetime homes statement dated November 2010.

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

Reason(s) for Refusal

- 1 The change of use of the upper floor areas, which serve essential functions in the role of the premises as a community facility, would result in the loss, without replacement, of a facility which serves both a local and wider social and cultural



community, contrary to policies CS7 (Promoting Camden's centres and shops) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The applicant has failed to adequately demonstrate that the continued operation of the lower floor venue with its consequent community benefits could be practically achieved while maintaining an acceptable quality of amenity for future occupiers of the upper floor flats, 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.
- 3 The applicant has failed to adequately demonstrate that the ground floor design of the development would not result in increased risk and fear of crime and incorporates design principles which contribute to community safety and security for patrons and in Camden Town Centre, contrary to policies CS7 (Promoting Camden's centres and shops) and CS17 (Making Camden a safer place) and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of Camden's Local Development Framework.
- 4 The proposed development, in the absence of a legal agreement to secure car-free housing for the proposed residential units, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment