

Application ref: 2018/5190/P
Contact: Jaspreet Chana
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Date: 15 May 2019

Development Management
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Christopher Wickham Assocs
35 Highgate High Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

4 Lambolle Place
London
NW3 4PD

Proposal: Change of use of ground floor from B2 general industrial use to sui- generis live, work use with associated external alterations including construction of front boundary timber gates and brick pillars

Drawing Nos: 10599/TP/01, 10599/TP/02, Planning and Heritage Statement.

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, would result in the loss of an employment site that is considered suitable for continued use for employment purposes, and would fail to support growth in economic activity in Camden and result in the loss of employment opportunities within the borough contrary to policy E1(Economic development, E2 (Employment premises and sites) of the Camden Local Plan 2017.
- 2 The proposed residential unit, by reason of the poor quality of outlook, light and layout, would result in sub-standard living accommodation, which would be harmful to the living conditions of future occupiers, contrary to policies A1 (Managing the impact of development) and D1 (Design) of the Camden Local Plan 2017 and Policy

3.5 of the London Plan 2016.

- 3 The proposed development, by virtue of the on-site parking provision being retained as part of a new development, would fail to promote or prioritise sustainable transport or reduce car use, contrary to Policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the Local Borough of Camden Local Plan 2017.
- 4 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 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 Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to secure highway contributions to undertake repair works outside the application site, would fail to restore the pedestrian environment to an acceptable condition, contrary to Policies T1 (Prioritising walking, cycling and public transport) and T3 (Transport Infrastructure) of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that reasons for refusal 4 and 5 could be overcome by entering into a s106 agreement.

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



Daniel Pope
Chief Planning Officer