

Application ref: 2019/1699/P
Contact: Alyce Keen
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Date: 8 July 2019

Development Management
Regeneration and Planning
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Planning Insight
62 Britton Street
Clerkenwell
London
EC1M 5UY
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Offices And Premises At 1st Floor Front
34 Maple Street
London
W1T 6HD

Proposal:

Change of use of the first floor from office (Class B1) to a self-contained 1 bed flat (Class C3).
Drawing Nos: 20190106-PL01; 20190106-PL01.

Planning, Design and Access Statement prepared by Planning Insight dated 28/3/19.

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, in the absence of sufficient justification demonstrating that the premises is no longer suitable for continued business use would fail to support economic activity in Camden and result in the loss of employment opportunities within the Borough contrary to policies E1 (Economic development) and E2 (Employment premises and sites) of the Camden Local Plan (2017).
- 2 The proposed residential unit, by reason of inadequate internal floorspace would result in sub-standard accommodation that would fail to provide an acceptable level of residential amenity to its occupants, contrary to policies A1 (Managing the impact

of development) and H6 (Housing choice and mix) of the Camden Local Plan 2017.

- 3 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.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer