

OSEL Architecture Ltd
26 Oldbury Place
London
W1V 5PRApplication Ref: **2011/6083/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

9 March 2012

Dear Sir/Madam

DECISIONTown and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988**Renewal of Full Planning Permission Refused**Address:
128A Camden Road
London
NW1 9EE

Proposal:

Renewal of planning permission granted on 16/12/2008 (ref 2006/3271/P) for demolition of existing garage (Class B2) and redevelopment with a part 2 and part 3-storey building comprising light industrial (Class B1) at basement and ground floor levels and 9 residential units comprising 2x1, 2x2 and 3x3 bed market units and 2x2 bed social rented affordable housing dwellings (Class C3).

Drawing Nos: Site Location Plan 2403/ S100; SO1; S02; S03; P200; P201 Rev C, as received 06/02/2012; P202 Rev D; P203 Rev D; P204 Rev D; P205 Rev A; P206; P207; P208; P209; DET/01; DET/02; DET/03; DET/04; DET/05; DET/06; 2403 Proposed solar panels by Osel Architects and Development Consultants; 2403 Elevation detail sheet by Osel Architects and Development Consultants; Daylight and Sunlight Study by Delva Patman Associates dated June 2006 Ref AR/bk/05279; Basement Impact Assessment Screening Report by Michael Alexander Consulting Engineers dated October 2011 Ref P2080/ IH/ Issue 1; Lifetime Homes Statement dated 04/11/2011 Ref E11-052; Lifetime Homes Statement, as received 27/01/2012; 128A Camden Road NW1 9EE Site Specific Sustainability Assessment by Osel Architects and Development Consultants; Email from Osel Architecture to Council dated 02/02/2012; Email from Osel Architecture to Council



dated 06/02/2012.

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

Reason(s) for Refusal

- 1 The proposed replacement employment floorspace would be of inferior quality to that existing at the site and would be unsuitable and inappropriate for future occupation by a range of Class B1 uses owing to the limited quality of natural light at basement floor level and unsatisfactory positioning of a significant proportion of the proposed floorspace at basement floor level, diminishing the quality of the supply of employment premises in the Borough, contrary to policy CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development, in the absence of a legal agreement securing an appropriate contribution to the supply of affordable housing, fails to make adequate provision to the boroughs strategic affordable housing targets, contrary to policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework and Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement for provision of an additional affordable housing contribution if the scheme is extended or converted over and above the proposed 9 units, would fail to ensure the provision of the required amount of affordable housing for the scheme contrary policy CS6 (Providing Quality Homes) of the London Borough of Camden Local Development Framework and Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum Level 3 of the Code for Sustainable Homes for the residential (Class C3) accommodation proposed, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) and of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving at least a minimum BREEAM very good rating for the light industrial (Class B1) accommodation

proposed, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) and of the London Borough of Camden Local Development Framework Development Policies.

- 6 The proposed development, in the absence of a legal agreement securing a sustainable energy strategy including the on-site renewable energy facilities and energy efficiency measures proposed, would fail to be sustainable in its use of resources and fail to take sufficient measures to minimise the effects of, and adapt to, climate change, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 (Promoting sustainable design and construction), DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposed development, in the absence of a legal agreement to secure an appropriate contribution towards the provision of, improvement to and maintenance of public open space in the surrounding area, would be likely to contribute unacceptably to pressure on the Borough's open space facilities, contrary to policies CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement to secure a financial contribution towards educational infrastructure, would be likely to contribute to increased pressure and demand on the Borough's educational facilities, contrary to policies CS10 (Supporting Community Facilities and Services) and CS19 (Delivering and monitoring the Core Strategy) 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.
- 9 The proposed development, in the absence of a legal agreement to secure car-free development, 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 policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement to secure financial contributions towards highway works (including removal and replacement of

crossovers and re-paving of footways surrounding the site on Camden Road and St Pancras Way), would be likely to result in an unacceptable impact on the public highway and pedestrian safety, 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 policies DP16 (Transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

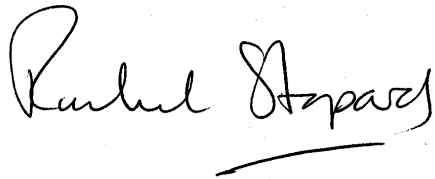
- 11 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction and Demolition Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), 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 policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 12 The proposed development, in the absence of a legal agreement securing a servicing management plan, would not secure a strategy to prevent traffic and other activities associated with the servicing needs of the development from causing serious disruption to amenities in the area and to the maintenance of the satisfactory and safe operation of the public highway around the development site. The proposal would therefore be contrary to policies CS5 (Managing the impact of growth and development), 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 policies DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 2-12 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

Yours faithfully

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

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