

Application ref: 2020/0640/P
Contact: Obote Hope
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Date: 9 July 2020

Development Management
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Sanderson Weatherall
30 Queen Square
City Centre
Bristol
BS1 4ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**First Floor, 53-54 Tottenham Court Road
London
W1T 2EJ**

Proposal: Change of use from vacant commercial unit that has been marketed as a flat (Class C3) to an office (Class B1).

Drawing Nos: NJH/182269/00; NJH/182269/002; TCR-002-REV-A; TCR-003-REV-A; 200066/ABP/OP; Design and Access Statement Commissioned by Sanderson Weatherall dated 06 February 2020.

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 residential floorspace and would undermine the Council's strategic objective to maintain and increase the supply of housing in the Borough. This is contrary to policy H3 (Protecting Existing Homes) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement for car-free development, 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), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

- 3 The proposal, due to the absence of cycle parking facilities provided onsite, would fail to encourage cycling as a sustainable and efficient mode of transport, contrary to policy T1 (Prioritising walking, cycling and public transport) of the London Borough of Camden Local Plan 2017.

Informative(s):

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

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
Director of Economy, Regeneration and Investment