

Application ref: 2020/2313/P
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Lariko Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

25A Mornington Crescent
London
NW1 7RE

Proposal:

Change of use from office (Class A2) to residential (Class C3) to create a one bedroom unit; erection of a single storey ground floor rear extension; creation of a first floor roof terrace including raising front and rear parapet walls; alterations to street frontage including erection of metal railings, provision of a refuse store and two cycle parking space within front garden; plus various alterations to elevations and fenestration.

Drawing Nos: P001 (Site location plan), P010 (Existing ground floor), P011 (Existing first floor), P020 (Existing front and rear elevations), P021 (Existing side elevation), P030 (Existing section AA), P100 (Proposed ground floor), P101 (Proposed first floor), P200 (Proposed front elevation), P201 (Proposed rear elevation), P202 (Proposed side elevation), P300 (Proposed section AA), Heritage, Design and Access 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 dwelling, by reason of its total size and the size of the bedroom/sitting room, would fail to meet the nationally described space standards and it would

therefore fail to provide a satisfactory quality of residential accommodation for future occupiers. The proposal is therefore contrary to Policy H6 (Housing choice and mix) of the London Borough of Camden Local Plan 2017.

- 2 The proposed elevational alterations and frontage treatment including the raised wall, new entrance, new window, railings, and bicycle and bin stores, by reason of their location, form and design, would be harmful to the character and appearance of the host building, streetscene and Camden Town Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3 The proposed rear extension and residential garden, by way of their size, siting and proximity to the rear windows/courtyard at the rear of 25 Mornington Crescent, would result in a loss of privacy, increased noise and disturbance, loss of outlook and likely loss of daylight (in the absence of demonstration otherwise by a Daylight/Sunlight Assessment) to occupiers in 25 Mornington Crescent. The proposal is therefore contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport. This would be contrary to policies T2 (Parking and car-free development) and CC1 (Climate change mitigation) 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 reason for refusal 4 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
Chief Planning Officer