

Application ref: 2021/0602/P  
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Date: 10 August 2021

**Development Management**  
Regeneration and Planning  
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foundation architecture Ltd  
Windrush  
One Pin Lane  
Farnham Common  
SL2 3QY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**Car Parking Space**  
**r/o 10 - 12 Camden High Street**  
**London**  
**NW1 0JH**

Proposal: Erection of 2x three storey mews houses on site of existing car park

Drawing Nos: LOC-A, P120, P300, P201, P200, P110, P102, P101, P100, E200, E101, E102

Noise Impact Assessment 298401-RSK-RP-001, 812 Camden High Street Energy Statement, Daylight and Sunlight Report 290121, DAS Statement, Heritage Assessment.21/01/2021

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

#### **Reason(s) for Refusal**

- 1 The proposed building's design by reason of its incoherent façade composition and materials which lack any cohesion with or reference to context, would appear incongruous in its setting and would harm the local pattern of development, to the detriment of the character and appearance of the Camden Town Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 2 The application fails to demonstrate that the habitable rooms would receive acceptable levels of daylight and sunlight to provide an acceptable quality of living accommodation for the prospective occupiers, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 3 The proposed dwellings by reason of their single aspect outlook onto a concreted service yard would provide an unacceptable quality of living accommodation for the prospective occupiers, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing car-free housing and a landscaping plan to prevent car parking to the forecourt area, 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 and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated contributions to support the implementation of the CMP, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.
- 7 The proposed development, in the absence of a legal agreement securing the proposed energy efficiency measures would fail to comply with the carbon reduction targets of Part L1B of Building Regulations, and would therefore fail to ensure proper standards of sustainability in the development, contrary to policy CC1 (Climate change mitigation) of the Camden Local Plan 2017.

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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer