

Application ref: 2020/4462/P
Contact: Nathaniel Young
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Date: 28 September 2021

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Format
152 Coles Green Road
London
NW2 7HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL**

Address:

**9 & 9A Hargrave Place
London
N7 0BP**

Proposal: Temporary change of use for the period of 3 years from Public house (Class A4) to Large House in Multiple Occupation (HMO) (Class Sui Generis) with associated alterations.
Drawing Nos: LM-100, E100, E101, E102, E300, HMO3 Rev A, HMO5

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The existing local public house, in its current form, is considered to serve the needs of the local community. Its proposed modification would compromise and undermine the use of the existing public house and prejudice its long term retention. Therefore the public house would fail to be developed and modernised in a way that is sustainable, and retained for the benefit of the community, which in turn would fail to enhance the sustainability of communities, contrary to policies C2 (Community facilities) and C4 (Public houses) of the Camden Local Plan (2017), the London Plan (2021) and the NPPF (2021).
- 2 Due to the undersized single bedrooms on the second floor, lack of wash basins, and the poor stacking of similar room types, the proposed development would result in sub-standard accommodation and be harmful to the amenity of future occupiers

contrary to policies A1 (Managing the impact of development), H6 (Housing choice and mix) and H10 (Housing with shared facilities) of the Camden Local Plan (2017), the London Plan (2021) and the NPPF (2021).

- 3 The proposed development, in the absence of a legal agreement to secure a 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) and T2 (Parking and car-free development) of the Local Plan (2017), the London Plan (2021) and the NPPF (2021).
- 4 The proposed development, in the absence of a legal agreement securing a HMO management plan, would fail to protect the safety of neighbouring residents and the amenities of the surrounding area contrary to policies A1 (Managing the impact of development), C5 (Safety and security) and DM1 (Delivery and monitoring) of the Local Plan (2017), the London Plan (2021) and the NPPF (2021).

Informative(s):

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 2021.

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