

Application ref: 2020/0691/P
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Development Management
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100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

The Lord Southampton
2 Southampton Road
London
NW5 4HX

Proposal:

The retention of an existing hostel (Sui Generis use class) at part basement and ground floor, and entire first and second floor areas as a change of use from public house with ancillary accommodation above (Class A4).

Drawing Nos: LS2324/1/01, LS2324/2/01, LS2324/B/01, LS2324/E/01, LS2324/G/01, LS2324/S/01, Site Location Plan, Design and Access Statement, Hostel Management Plan, Measured area report

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 by reason of the scale and intensity of the use and its associated comings and goings on a 24 hour basis, would have a detrimental impact on the character and amenity of the predominantly residential area in which it is located contrary to policies A1 (Amenity) and E3 (Tourism) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement to secure the development as car- and coach-free, would be likely to contribute unacceptably to

parking congestion in the surrounding area and cause disturbance to neighbouring residents, 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 London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement to secure contributions towards, off site cycle parking would fail to promote sustainable transport options, 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 London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Delivery and Servicing Management Plan, 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 G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the Local Plan 2017.

Informative(s):

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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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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