

Application ref: 2021/4013/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 8 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vivienne Goddard
112 Cleveland Street
London
W1T 6PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

GPDO Prior Approval Class MA Change of use of Class E to Class C3 Prior Approval Required - Approval Refused

Address:
112 Cleveland Street
London
W1T 6PA

Proposal:

Change of use of basement and ground floors from commercial (Class E) to a self-contained flat (Class C3) and installation of pavement rooflights to front.

Drawing Nos: A001; A100; A110; A101; 19061 Proposed Ground Floor; 19061 Proposed Basement; Phase 1 Environmental Report - Contaminated Land Solutions dated February 2020; Cover letter; Transport technical noted Ref: 6130/TN01 dated August 2021; Noise Impact Assessment Report 22910.NIA.01 Rev A; Daylight and Sunlight Study dated 16 July 2021.

The Council has considered your application and decided to **refuse** prior approval for the following reasons:

Reasons for Refusal

- 1 The proposed loss of commercial space would result in harm to the character, vitality and sustainability of the conservation area, contrary to paragraphs 199 and 202 of National Planning Policy Framework 2021.

- 2 The proposed change of use, in the absence of a Section 106 legal agreement to secure the residential unit as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote use of sustainable transport contrary to paragraphs 110 and 112 of National Planning Policy Framework 2021.
- 3 The proposed change of use, in the absence of a Flood Risk assessment, the proposal would present an unreasonable risk to flooding and to the future occupiers of the property.
- 4 The proposed residential unit, in the absence of adequate provision of daylight and sunlight would provide substandard accommodation.

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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer