

Application ref: 2021/3394/P
Contact: Ewan Campbell
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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:

107 King's Cross Road
LONDON
WC1X 9LR

Proposal: Erection of railings to the front elevation, front stairs to the basement, opening of lightwell to the front and inclusion glass glazing to the basement. Change of Use of Office Storage (Class E) to residential basement flat (C3) (Retrospective)

Drawing Nos:

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

Reason(s) for Refusal

- 1 The loss of the office use, in the absence of sufficient justification demonstrating that the premises is no longer suitable for continued business use fails to support economic activity in Camden and result in the loss of employment opportunities within the Borough contrary to policy E2 (Employment Premises and Sites) of the Camden Local Plan (2017).
- 2 The railings, lightwell, stairs and alterations to the front elevation glazing, by reason of their design and location, would result in an incongruous and dominant addition to the existing site which would harm the character and appearance of the Bloomsbury Conservation Area, contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan (2017).

- 3 The residential studio unit, by reason of substandard outlook and daylight/sunlight results in substandard accommodation, harmful to the amenities of future occupiers, contrary to policy D1 (Design) of the Camden Local Plan (2017).
- 4 The residential studio unit, in the absence of a legal agreement to secure the development as car free, is likely to contribute unacceptably to parking stress and congestion in the surrounding area, 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 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 2021.

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
Chief Planning Officer