

Application ref: 2021/0175/P
Contact: Sofie Fieldsend
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Date: 26 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford
SG14 1HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat D
137 King's Cross Road
London
WC1X 9BJ

Proposal:

Conversion of a 3 bedroom maisonette into two 1 bedroom flats at lower and upper ground floor levels, demolition of existing rear conservatory at lower ground floor and associated fenestration alterations.

Drawing Nos: 14267-S-001-B and 14267-P003-C

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

Reason(s) for Refusal

- 1 In absence of a daylight/sunlight report, it is considered that the proposed lower ground floor flat would not achieve adequate natural light as the front bedroom will be only lit from the ground floor via a small internal lightwell. In addition, this configuration would also result in poor outlook and ventilation to this room. This would be detrimental to the amenity of future occupants, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 The proposed layouts around the existing front internal lightwell would result in mutual overlooking and a loss of privacy to the proposed lower ground and ground floor flats, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 In the absence of a legal agreement for car-free housing, the proposed development 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, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 3 The loss of a high priority 3 bedroom unit to provide two lower priority 1 bedroom units would not contribute to the priorities for dwelling sizes within Camden and would also result in the loss of a larger family sized home, contrary to policy H7 (Large and small homes) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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



Daniel Pope
Chief Planning Officer