

Application ref: 2021/4826/P
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Development Management
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ASP Architects London Ltd
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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

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**1 - 6 Speedy Place
London
WC1H 8BU**

Description of the proposed development:

Change of use of the existing commercial unit (Class E) to residential units consisting of 7 x studio flats on the ground and first floors with associated facade treatment to the front and rear elevation.

Information that the developer provided to the local planning authority:

Drawing Nos: P50; P100; P101; P102; P150; P151; P200; P201; P202; P210 and Design and Access Statement commissioned by ASP Architects date 06/09/2021.

Reason for refusal:

- 1 It has not been demonstrated that the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application and it has not been demonstrated that the building was in use for a purpose specified in sub-paragraph (2) of MA.1 of the Schedule 2, Part 3 of the GPDO for a continuous period of at least 2 years prior to the date of the application. The proposal is therefore contrary to criteria under MA.1 (1) (a) and (b) of Class MA,

Schedule 2, Part 3 of the GPDO.

- 2 The proposal does not comply with the requirements under Article 3 (9A) of the Town and Country Planning (General Permitted Development) Order 2015 which required the dwellings to have a minimum size of at least 37 sq m in area, and comply with the Technical Housing Standards - Nationally Described Space Standards.
- 3 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote the use of sustainable transport. It would therefore be contrary to the National Planning Policy Framework 2021 chapter 9, paragraphs 110, 111 and 112.
- 4 In the absence of a Flood Risk Assessment to demonstrate that the proposal would not give rise to increased water discharge and an increased risk of flooding of drainage infrastructure, the proposal would present a risk of flooding and it would therefore be contrary to Chapter 14 of the NPPF 2021 and policy CC3 of the LB Camden Local Plan 2017.
- 5 In the absence of a Daylight/Sunlight Assessment to demonstrate that all habitable rooms would receive adequate natural light, the proposal would provide sub-standard accommodation. It would therefore be contrary to Chapter 12 of the NPPF 2021, the Technical housing standards - nationally described space standards 2015 and policy D1 (Design) of the LB Camden Local Plan 2017.
- 6 The proposed elevational alterations, due to their materials, design and appearance, would have a detrimental impact on the character and sustainability of the Conservation Area. The development would therefore be contrary to policy D2 (Heritage) of the LB Camden Local Plan 2017 and Chapter 16 of the NPPF 2021.
- 7 In the absence of an assessment of fire safety impacts, the proposal would potentially pose fire safety risks for future occupiers. It would therefore be contrary to Chapter 8 of the NPPF 2021.

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 in regard to 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 positioned above a faint rectangular stamp.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.