

Application ref: 2021/5675/P
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Date: 12 January 2022

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STUDIO CAD PROJECTS LIMITED
BROOKFIELD AVENUE
DUNSTABLE
LU55TS

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by Class MA, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order (as amended)

Certificate of Lawfulness (Proposed) Prior 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:
10 Little Turnstile
London
WC1V 7DX

Description of the proposed development:

Change of use from Commercial, Business and Service (Use Class E) on the first, second and third floors to create two bedroom flat.

Information that the developer provided to the local planning authority:

Drawing Nos: Site Plan, Site Sound Tried and Tested Treatment Detail 506A, Site Sound Tried and Tested Treatment Detail SS508, Typical Staircase Detail, 2211004-01 and 2211004-1

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 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 MA.2 (a) of Class MA, Schedule 2, Part 3 of the GPDO and the National Planning Policy Framework 2021 chapter 9, paragraphs 110, 111 and 112.
- 3 In the absence of a Noise or Acoustic assessment the proposal fails to satisfactorily demonstrate that the intended occupiers would not be significantly impacted by the noise from the commercial premises, and is therefore contrary to MA.2 (d) of Class MA, Schedule 2, Part 3 of the GPDO, Chapter 15 of the NPPF 2021 and policy A4 of the LB Camden Local Plan 2017.
- 4 In the absence of a Daylight/Sunlight Assessment to demonstrate that all habitable rooms would receive adequate natural light, it is considered that the proposal has failed to demonstrate that it would provide an acceptable level of living accommodation contrary to MA.2 (f) of Class MA, Schedule 2, Part 3 of the GPDO, 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.

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



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.