

Application ref: 2021/5357/P
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Date: 9 March 2022

Development Management
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Henry Planning Ltd.
163 Church Hill Road
East Barnet
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EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

29 Mornington Crescent
London
NW1 7RE

Proposal:

Conversion of; existing HMO bedsit at basement level, non-self-contained maisonette at basement, ground, first and third floor level and three HMO units at second and third floor level (Sui Generis) into; one bedroom flat at basement level, one bedroom flat at ground floor level, one studio flat at third floor level and provision of four HMO units at first and second floor level (Sui Generis).

Drawing Nos: P-02-A, P-03, P04, P-05, P-06, P-07-A, P-08-A, EX-02, EX-03, EX-04, EX-05, EX-06.

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

Reason(s) for Refusal

- 1 The basement flat would have substandard outlook and in the absence of a Daylight/Sunlight Assessment to demonstrate otherwise, would receive inadequate natural light, and fail to provide an acceptable level of living accommodation contrary to Chapter 12 of the NPPF 2021 and policy D1 (Design) of the LB Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing car-free housing, 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 and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the London Borough of 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.

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