

Application ref: 2019/2165/P
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Date: 26 July 2022

Development Management
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SD Designs
38 Fields Park Crescent
Chadwell Heath
RM6 5AP

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:

**62-64 Churchway
London
NW1 1LT**

Proposal: Retention of House in Multiple Occupation (HMO) comprising 3no. bedsits at ground/basement and upper floor levels.

Drawing Nos: GA600 A; GA601 A; Email from agent dated 30 May 2019.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of the proposed residential use, would result in loss of employment space which supports the functioning of the Central Activity Zone (CAZ), contrary to policies E1 (Economic development) and E2 (Employment premises and sites) of the London Borough of Camden Local Plan 2017.
- 2 The proposed development, by reason of its layout, position within the building, and lack of window openings to enable daylight/sunlight and outlook, would not comply with relevant standards for residential use and result in poor standard of accommodation, contrary to policies A1 (Managing the impact of development), D1 (Design), H7 (Large and small homes), H10 (Housing with shared facilities) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, by virtue of its proposed use and site constraints which limit solar gain required for residential accommodation, has failed to minimise carbon dioxide emissions, contrary to Policy CC1 (Climate change mitigation) and CC2 (Climate change adaptation measures) of London Borough of Camden Local Plan 2017.
- 4 The proposed development, by reason of its sub-standard cycling facilities provision would be contrary to policy T1 (Prioritising walking, cycling and public transport) of London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement for car-free, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T2 (Parking and car-free development) of London Borough of Camden Local Plan 2017.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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