

Application ref: 2022/2236/P
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Date: 14 November 2022

Development Management
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Architecture for London
3-5 Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
15 York Way
London
N7 9QG

Proposal: Change of use of ground floor commercial unit from hot food takeaway (sui generis) to 1 bedroom residential apartment (Class C3), demolition of existing rear extension and erection of replacement single-storey rear extension, and associated works.

Drawing Nos: EX000 (site location plan) ; EX099 Rev A; EX100; EX101; EX130; EX131; EX140; PR099; PR100 Rev A; PR101 Rev A; PR130 Rev A; PR131; PR140; DEM099; DEM100; DEM101; DEM130; DEM131; DEM140; TQ3084SW; Design and Access Statement (dated May 2022); Sustainability Report (dated May 2022); Air Quality Assessment (dated May 2022); Proposed scheme Daylight, sunlight and overshadowing (dated May 2022); Planning Statement (dated May 2022)

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 its site constraints and relationship with the public realm, has resulted in a built form and design not suited to the proposed use, namely through poor internal layouts, outlook, and inadequate amenity space, which has led to unacceptable residential living standards, contrary to policies D1 (Design) and H6 (Housing choice) of the London Borough of 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer