

Application ref: 2021/4313/P
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Date: 21 December 2022

Development Management
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Haines Phillips Architects
Tankerton Works
12 Argyle Walk
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

26A Argyle Square
London
WC1H 8AP

Proposal:

Conversion of the property from 2 to 4 residential units and rear infill extension at ground and first floor level.

Drawing Nos: 4258-GA100, GA101, GA102, GA103, GA104, GA105, GA110, GA301, GA302, GA303, GA304, GA305, GA410; Design, Access & Heritage Statement

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

Reason(s) for Refusal

- 1 The proposed rear infill extension, by reason of the alteration of original platform and loss of historic features (namely extending in front of 2 rear elevation windows at ground and first floor level), would result in 'less than substantial' harm to the significance of the listed building as a designated heritage asset which is not outweighed by any planning benefits, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed reconfiguration would result in a lower ground floor unit with compromised levels of daylight and outlook to the detriment of future occupiers, contrary to policies D1 (Design), A1 (Managing the impact of development) and H6

(Housing choice) of the London Borough of Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement to secure a contribution to cycle parking, would fail to promote cycling as a sustainable transport choice, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote healthy or sustainable transport choices, contrary to policy T2 (Parking and car-free development) of the 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