

Application ref: 2021/4312/P
Contact: Kristina Smith
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Date: 21 December 2022

Development Management
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Haines Phillips Architects
Tankerton Works
12 Argyle Walk
London
WC1H 8HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

26 Argyle Square
London
WC1H 8AP

Proposal:

Conversion of lower ground and ground floor levels of property from 2 to 4 residential units

Drawing Nos: (4258-GA) 151, 152, 153, 351, 352, 353; Design, Access and Heritage statement (dated August 2021)

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 would fail to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, contrary to policy H7 of the Camden Local Plan 2017
- 2 The proposed reconfiguration would result in two lower ground floor units with compromised levels of daylight and outlook to the detriment of future occupiers, contrary to policies D1 (Design) 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):

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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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer