

Application ref: 2024/0475/P
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Date: 19 March 2024

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ARABIA DESIGN LTD
27 Old Gloucester Street
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Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition MA.2 of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:
60 Fortune Green Road
London
NW6 1DT

Description of the proposed development:

Change of use from a shop to a studio apartment, in addition to enhancing the property entrance

Information that the developer provided to the local planning authority:

Drawing Nos: Existing Floor Plan 001, Proposed Floor Plan 002, Existing Front Elevation 003, Proposed Front Elevation 004, Existing Location Plan 005, Proposed Location Plan 006, Lease Plan 02 B, 3D Axometric, Elevation CGI, Plan CGI

Reason(s) for refusal:

- 1 The proposal is not permitted development because it does not comply with the requirements of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), because the unit would measure only 23sqm in contravention of Article 3 (9A) of the Order.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

Please note that all residential units granted by the GPDO must measure at least 37sqm and comply with the Nationally Described Space Standards.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.