

Application ref: 2024/2094/P
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Date: 19 July 2024

Development Management
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www.camden.gov.uk/planning

Aitchison Raffety
The Granary
Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

44-46

Caversham Road

London

Camden

NW5 2DS

Proposal:

Change of use of land used for storage of vehicles (Class B8) to public car park (Sui Generis).
Drawing Nos: Location Plan, Planning Statement dated May 2024, Additional letter received 3rd July 2024.

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

Reason(s) for Refusal

- 1 The use of the land for public car parking is contrary to policies G1 (Delivery and location of growth) and H1 (Maximising housing supply) of the Camden Local Plan 2017 on the basis of ineffective and inefficient land use, and housing as the priority land use of the Local Plan.
- 2 The use of the land for public car parking would promote the use of private motor vehicles, fail to encourage the use of sustainable modes of transport, exacerbate local traffic conditions and harm local amenity, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) and

A1 (Managing the impact of 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.
- 2 ENFORCEMENT ACTION TO BE TAKEN:

The change of use of the site from Class B8 (Building materials storage) to Sui Generis (Car parking) has occurred without planning permission. By way of the harm identified in the reasons for refusal, the Council finds it expedient to issue an Enforcement Notice. It is thereby recommended that the Director of Supporting Communities 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.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer