

Application ref: 2024/3001/P
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Development Management
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Resi-Plan Ltd
128 City Road
London
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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:
7 Mansfield Road
London
NW3 2JD

Description of the proposed development:
Change of use from Commercial, Business and Service (Class E) to 2x Dwellinghouses (Class C3).

Information that the developer provided to the local planning authority:
Drawing Nos: Site Location & Block Plan V0003 03 01, Existing Plans & Section V0003 03 02, Existing Elevations V0003 03 03, Proposed Plans Change of Use to 2 Flats V0003 03 20 rev PA, Proposed Elevations & Section Option 2: Change of Use V0003 03 21, Planning Statement 'Class MA Change of Use from Commercial (Class E) to Two Residential Flats' by Cedar Planning & Resi Plans.

Reason(s) for refusal:

- 1 In the absence of a Daylight/Sunlight Assessment to demonstrate that all habitable rooms would receive adequate natural light, it is considered that the proposal has failed to demonstrate that it would provide an acceptable level of natural light contrary to MA.2 (f) of Class MA, Schedule 2, Part 3 of the GPDO.
- 2 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and the failure to provide cycle parking would not promote the use of sustainable transport. It is therefore contrary to MA.2 (a) of Class MA, Schedule 2, Part 3 of the GPDO.

Informative(s):

1

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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.