

Jim Griffin
1 Queens Avenue
Whetstone
London
N200HZApplication Ref: **2012/0212/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

18 March 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**

Address:

**Flat 9
Redcroft
226 Iverson Road
London
NW6 2HL**

Proposal:

Conversion of second and third floor maisonette into two self contained flats (1x two-bedroom and 1x one-bedroom) including installation of new entrance door on rear second floor elevation and roof lights to front and rear roof slopes of existing residential building (Class C3).

Drawing Nos: Prefix (9 Redcroft/) 08 (Site Location Plan); 01 A; 02 A; 03 A; 04; 05; 06; 07 (Existing West Elevation); 07 (Proposed Section A-A); 08; 09; 10; and Lifetime Homes Standards.

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, 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 would promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that the reason for refusal could be overcome by signing a Section 106 legal agreement.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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