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Application Ref: **2012/2512/P**  
Please ask for: **Adrian Malcolm**  
Telephone: 020 7974 **2529**

27 July 2012

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

Address:  
**Hillside Court**  
**409 Finchley Road**  
**London**  
**NW3 6H**

Proposal:  
Change of use of ancillary store room to self contained studio flat at lower ground level of existing residential block (Class C3).  
Drawing Nos: Site Location Plan; Drawing No(s) (Prefix HC-P-) 001, 002A, 005.

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

#### Reason(s) for Refusal

- 1 The proposal, as a result of its poor/cramped layout, inadequate floorspace and lack of natural light would represent substandard living accommodation contrary to Policy CS6 (providing quality homes) of London Borough of Camden Local Development Framework Development Policies, Policy DP24 (securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of London Borough of Camden Local Development Framework Core Strategy.



- 2 The proposed development, in the absence of a legal agreement for car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area. The proposal would thereby be contrary to Policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and CS19 (Delivering and Monitoring the Core Strategy )of the Core Strategy and Policy DP19 (Managing the impact of parking) of the Development Policies of the Camden Local Development Framework.

Informative(s):

- 1 Refusal reason 2 may be overcome by entering into a legal agreement with the local planning authority in the event of an otherwise acceptable proposal.

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