

Mrs Somayeh Alimohammad
112a Camden Road
LONDON
NW1 9EE

Application Ref: **2009/0226/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

4 June 2009

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:
112a Camden Road
London
NW1 9EE

Proposal:

Change of use of basement ancillary retail storeroom (Class A1) to a self-contained studio flat (Class C3), including creation of front lightwell with railings and stairwell and associated alterations to shopfront.

Drawing Nos: Site Location Plan; 227-PL-1(E); 227-PL-2(D); 227-PL-3(D); 227-PL-4(D); 227-PL-5(D).

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

Reason(s) for Refusal

- 1 The proposed studio flat at basement floor level, by virtue of its inadequate floorspace size and its receipt of inadequate daylight, sunlight, outlook and ventilation via the lightwell, is considered to provide sub-standard accommodation which would be harmful to the residential amenity of future occupiers, contrary to



policies H1 (New Housing) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to advice contained within Camden Planning Guidance 2006.

- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to result in increased parking stress and congestion in the surrounding area, to the detriment of highway and pedestrian safety, contrary to policies T1 (Sustainable transport), T8 (Car free housing) and T9 (Impact of parking) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance contained within Camden Planning Guidance 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that reason 2 could be overcome, in the context of a scheme acceptable in all other respects, by entering into a legal agreement with the Council.

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