

Perceptions  
95 Bridge Lane  
London  
NW11 0EE

Application Ref: **2014/2071/P**  
Please ask for: **Alex McDougall**  
Telephone: 020 7974 **2053**

9 June 2014

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 J.2 of Schedule 2 Part 3 Class J of the Town and Country  
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362  
and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that **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:**

**200 Kilburn High Road  
London  
NW6 4JD**

#### **Description of the proposed development:**

Change of use from offices (Class B1) to provide 4 studio flats (Class C3) at 1st, 2nd and  
3rd floor levels.



**Information that the developer provided to the local planning authority:**

Drawing Nos: Location Plan, 434-01A, 434-02A, 434-12A, 434-13A, & 434-14A.

**Reason for refusal:**

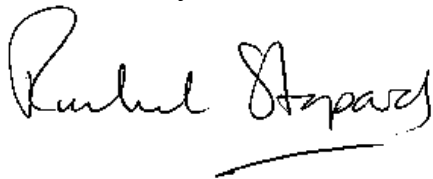
- 1 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would be likely to contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote use of sustainable transport contrary to the National Planning Policy Framework chapter 4, paragraphs 29, 30, 35 and 39.

**Informative(s):**

- 1 You are advised that you could overcome the reason for refusal by entering into a Section 106 Legal Agreement.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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