

Sarah Broad
11 Leighton Place
London
NW5 2QL

Application Ref: **2014/5309/P**
Please ask for: **Karen Scarisbrick**
Telephone: 020 7974 **6519**

24 October 2014

Dear 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 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:

**11 Leighton Place
London
NW5 2QL**

Description of the proposed development:

Change of use of ground floor from office (Class B1) to 1 x residential unit (Class C3)



Information that the developer provided to the local planning authority:

Drawing Nos: Plans received 21/08/2014 and 08/09/2014.

Reason for refusal:

- 1 Insufficient information has been submitted to demonstrate that the proposal for change of use from B1 to C3 would not be at 'contamination risk' or lead to any future contamination and therefore it does not comply with Paragraph J.2(b) of the Town and Country Planning (General Permitted Development Order), Schedule 2, Part 3, Class J.
- 2 The proposed development, in the absence of a Section 106 legal agreement to secure the new development 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 The applicant is advised that reasons for refusal No. 2 could be overcome by entering into a S106 legal agreement with the Council.

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

Yours faithfully



Ed Watson
Director of Culture & Environment

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