

Planning+Architecture
9 Abbeywood
Monks Close
Dorchester-on-Thames
Wallingford
Oxfordshire
OX10 7JA

Application Ref: **2014/5648/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

27 October 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 K.2 of Schedule 2 Part 3 Class K 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:

**12 South Grove
Highgate
London
N6 6BJ**

Description of the proposed development:

Change of use of ground floor and basement rooms from Class B1 (office) to registered nursery Class D1.



Information that the developer provided to the local planning authority:

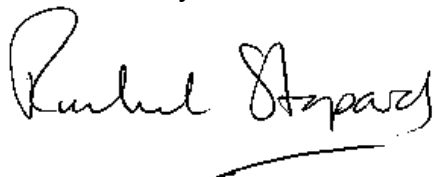
Drawing Nos: Letter from AKT Planning+Architecture, dated 23 August 2014;
SOUT/2014/01; SOUT/2014/02; SOUT/2014/03

Reason for refusal:

- 1 Insufficient information has been submitted to demonstrate that the proposal for change of use from B1 to D1 (nursery) would not lead to further traffic and parking congestion and harm to highway safety. Therefore, it does not comply with Paragraph K.2 (b) (i) of the Town and Country Planning (General Permitted Development Order), Schedule 2, Part 3, Class K.
- 2 Insufficient information has been submitted to demonstrate that the proposal for change of use from B1 to D1 (nursery) would not lead to a significant level of noise and general disturbance to the surrounding residential occupiers of the development. Therefore, it does not comply with Paragraph K.2 (b) (ii) of the Town and Country Planning (General Permitted Development Order), Schedule 2, Part 3, Class K.
- 3 Insufficient information has been submitted to demonstrate that the proposal for change of use from B1 to D1 (nursery) would not raise a 'contamination risk' and therefore it does not comply with Paragraph K.2 (b) (iii) of the Town and Country Planning (General Permitted Development Order), Schedule 2, Part 3, Class K.

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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