

Emrys Architects
CAP House
9-12 Long Lane
LONDON
EC1A 9HAApplication Ref: **2014/6648/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

30 December 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 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:**7-8 Jeffrey's Place
London
NW1 9PP****Description of the proposed development:**

Change of use from office use (Class B1) at ground, first and second floor levels to residential use (Class C3) to provide 6 x 2 bed flats.



Information that the developer provided to the local planning authority:

Drawing Nos: 1422-0100-AP-000, 1422-0100-AP-001, 1422-0100-AP-002, 1422-0100-AP-003, 1422-0100-AP-004, 1422-0100-AP-005, 1422-0100-AP-006, 1422-0200-AP-001, 1422-0200-AP-002, 1422-0200-AP-003, 1422-0200-AP-004, Design and Access Statement

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 The applicant is advised that the reason for refusal could be overcome by entering into a S106 legal agreement with the Council.
- 2 Were the application to have been approved, a condition would be included requiring that 6 secure cycle parking spaces be provided prior to occupation of the building.

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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