

Michael Gallagher Architects
4 Allcroft Road
London
NW5 4NE

Application Ref: **2014/1584/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

5 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:
256 Kilburn High Road
London
NW6 2BY

Proposal:

Change of use of first floor rear addition from ancillary retail storage (Class A1) to 1-bedroom flat (Class C3) and alteration to fenestration.

Drawing Nos: Site location plan; 21112/GA-04 Rev C; 21112/GA-07; 21112/GA-06 Rev C; 21112/GA-02 Rev A; 21112/GA-03; 21112/GA-01 RevB; Lifetime Homes Assessment dated 7th March 2014.

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

Reason(s) for Refusal

- 1 The proposed development would result in substandard accommodation by reason of its deficient floorspace, lack of privacy, unacceptable outlook, insufficient levels of light and inadequate provision in respect of Lifetime Homes, contrary to policies CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP6 (Lifetime Homes and Wheelchair Homes), and DP26 (Managing the impact of development on occupiers and neighbours) of the



London Borough of Camden Local Development Framework Development Policies and policy 3.5 of The London Plan 2011.

- 2 The proposed development, by reason of the insufficient distance separating its windows and the windows in the development at 254 Kilburn High Road granted subject to a Section 106 Legal Agreement 18/12/2014 (ref: 2014/3244/P) would result in harmful overlooking and loss of privacy to the occupiers of this property, contrary to policy CS5 (Managing the Impact of Growth and Development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the Impact of Development on Occupiers and Neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment