

Mr Yakov Levy
42 Olinda Road
London
N16 6TL

Application Ref: **2014/5391/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

10 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
275 Eversholt Street
London
NW1 1BA

Proposal:
Change of use of lower ground floor from Sauna (Sui Generis) to a 1 bed flat.

Drawing Nos: ES.275.EX_PR, ES.275.LP & Life Time Home Statement

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

Reason(s) for Refusal

1 Reason for Refusal:

In the absence of a legal agreement to secure the development as car-free housing, it would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.



Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that the reasons for refusal could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment