

Ringley Chartered Surveyors
Ringley House
349 Royal College Street
London
NW1 9QS

Application Ref: **2015/2609/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 August 2015

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 O.2 of Schedule 2 Part 3 Class O 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:

**64 Rochester Place
London
NW1 9JX**

Description of the proposed development:

Conversion of existing vacant office (Class B1a) to residential (Class C3).



Information that the developer provided to the local planning authority:

Drawing Nos: Site location plan.

Reason for refusal:

- 1 Insufficient information has been submitted to demonstrate that the existing building was last used for a use falling within Class B1(a) of the schedule to the Use Classes Order prior to 29th May 2013; as such the proposal does not accord with the criteria of Paragraph O.2 (b) of the Town and Country Planning (General Permitted Development Order), sub-paragraph 3, Part 3, Class O for development under Part O to be permitted.
- 2 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would 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.

["The Council consider that the impact of the proposed development on the amenity of [specify addresses of adjoining premises] would be unacceptable" or

"The proposed development, by reason of its siting, size, [and design], would have an unacceptable impact on the amenity of [specify addresses of adjoining premises]", or

"The information provided by the developer fails to demonstrate that the impact of the proposed development on the amenity of the adjoining premises would be acceptable", or

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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