

Anthony Keen
Barham Court
Teston
Maidstone
Kent
ME18 5BZApplication Ref: **2015/4535/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

18 September 2015

Dear Sir/Madam

DECISIONIn 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 2015

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:****91 Kingsgate Road
London
NW6 4JY****Description of the proposed development:**

Change of use from B1 (office) to C3 (dwellinghouse) to create 1 no. self-contained 1-bed flat at ground floor



Information that the developer provided to the local planning authority:

Drawing Nos: Site Location Plan at 1:1250; Site Location Plan at 1:500; Floor Plan at 1:50.

Reason for refusal:

- 1 Insufficient information has been submitted to demonstrate that the ground floor of the existing building was in use as an office within Class B1(a) of the schedule to the Use Classes Order on or 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 unit 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.

Informative(s):

- 1 It is recommended that any future applications for residential use at the ground floor of this site should include provision for cycle storage.
- 2 You are advised that any further applications for prior approval under Class O must include information regarding flood risk as set out in condition O2 of the GPDO 2015.

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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