

Map & Co. Architects Ltd
17 Coachmans Terrace
80-86 Clapham Road
London
SW9 0JR
United Kingdom

Application Ref: **2015/3507/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

1 October 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:
162 Agar Grove
London
NW1 9TY

Proposal:
Retrospective change of use from house (Class C3) to a holiday let property (Class C1).
Drawing Nos: PL(D)01; 02; 10; 20; 30; 31

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

Reason(s) for Refusal

- 1 The proposed change of use to short stay accommodation (Class C1) results in the unacceptable loss of permanent residential housing (Class C3) contrary to objectives to maximise the supply of additional homes in the borough. As such, the proposal would be contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies.



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