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Application Ref: **2015/6803/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

29 January 2016

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 M.2 of Schedule 2 Part 3 Class C of the Town and Country
Planning (General Permitted Development) Order 2015

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:

**112 Malden Road
London
NW5 4BY**

Description of the proposed development:

Change of use from retail (Class A1) to residential (Class C3) to create 1 no. self-contained 1-bed flat at ground and basement level

Drawing Nos: Site Location Plan at 1:1250; 15/018.2; 15/018.3

Reasons for refusal



- 1 The proposed change of use from retail (A1) to residential (C3) by virtue of the loss of the commercial unit would undermine the adequate provision of shopping or financial and professional services that may be provided by the building, contrary to The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 3, Class M.2(1)(d)(i); and contrary to the National Planning Policy Framework, chapter 2.

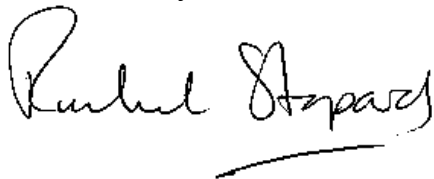
- 2 The proposed change of use from retail (A1) to residential (C3) would harm the character, function, vitality and viability of the commercial parade in which it is located, and have a detrimental impact on the sustainability of the Queen's Crescent Neighbourhood Centre shopping area, contrary to The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 3, Class M.2(1)(d)(ii); and contrary to the National Planning Policy Framework, chapter 2.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment