

Michael Burroughs Associates
33 Shore Road
Holywood
Down
BT18 9HX
Northern Ireland

Application Ref: **2016/0200/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

18 March 2016

Dear Sir/Madam

DECISION

Schedule 2 Part 3 Class M of The Town and Country Planning (General Permitted
Development) (England) 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:

**The Basement Level
122 Drummond Street
London
NW1 2HN**

Description of the proposed development:

Proposed Change of Use of the basement level of a Shop (Class A1) to a Class C3 (Dwellinghouse).

Information that the developer provided to the local planning authority:

Drawing Nos: 4462/4, PP-02 Rev P1.



Reason for refusal:

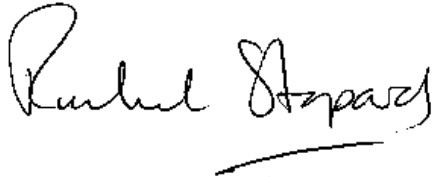
- 1 The proposed change of use has already been implemented thereby failing to comply with condition M.2 of Schedule 2, Part 3, Class M of The Town and Country Planning (General Permitted Development) Order 2015.
- 2 The proposed development, in the absence of a Section 106 legal agreement to secure 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 You are advised that the current use of the site as a flat is unlawful and enforcement action is pending. You are advised to contact the council's enforcement team on 0207 974 4444.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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