

Alan Cox Associates
224a High Street
Barnet
Herts
EN5 5SZ

Application Ref: **2016/1793/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

16 May 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) (Amendment) (England) Order 2016

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:

**159 Queen's Crescent
London
NW5 4EA**

Proposal:

Change of use from retail (Class A1) to residential (Class C3) to create 2x studio flats
(Class C3)

Drawing Nos: Site Location Plan at 1:1250; 437815/20



Reason(s) for Objection

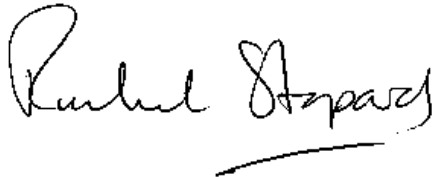
- 1 The proposed change of use from retail (A1) to residential (C3) would harm the character, function, vitality and viability of the commercial parade in which it is located, and have a detrimental impact on the sustainability of the Queen's Crescent Neighbourhood Centre shopping area, contrary to The 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.
- 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.

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 Supporting Communities