

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

Application Ref: **2016/0001/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

27 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
159 Queen's Crescent
London
NW5 4EA

Proposal:
Change of use of part of ground floor from ancillary retail use (storage area) (Class A1) to create 1x studio flat (Class C3)

Drawing Nos: Site Location Plan at 1:1250; 437815/21; 437815/22

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

Reason(s) for Refusal

- 1 The proposed studio flat, by reason of the poor internal arrangement, limited outlook and sense of enclosure, would fail to provide a satisfactory standard of accommodation for future occupiers contrary to Policies CS5 (Managing the impact of growth and development) and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.



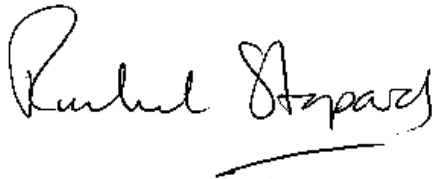
- 2 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy) and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden Core Strategy and Development Policies 2010.

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