

Michael Burroughs Associates
33 Shore Road
Holywood
BT18 9HX

Application Ref: **2016/3964/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

12 September 2016

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:

**Basement Flat
122 Drummond Street
London
NW1 2HN**

Proposal:

Change of use at basement level only from retail (Class A1) to short let accommodation (Class C1)

Drawing Nos: PP-02 Rev P1; Site Plan 4462/4; Pre-Completion Testing Rprt Form 19 COU
Pass Issue 15 22/11/2012 E1039; Daylight and Sunlight Assessment 24 April 2013

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, would result in the loss of a retail unit (Class A1) and the ratio of retail uses within this shopping parade continuing to fall below the recommended minimum of 50%, which is considered to undermine the provision of shopping services and therefore erode the retail function of the Drummond St Neighbourhood Centre and thereby cause harm to the character, function, vitality and viability of the retail centre. This would be contrary to Policy CS7 of the London



Borough of Camden Local Development Framework Core Strategy and Policies DP12 and DP14 of 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.

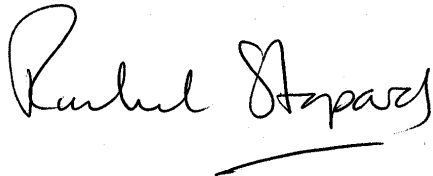
ENFORCEMENT ACTION TO BE TAKEN

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities