

NP Design
34 Brecknock Road
London
N7 0DD

Application Ref: **2016/3675/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

4 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused

Address:
181/ 183 York Way
London
N7 9LN

Proposal:
Variation of planning conditions 3 & 4 of planning application ref: 9401695 to allow for the removal of the car parking spaces/turning area approved on that application and the provision of 2 car parking spaces for the existing on site commercial use.

Drawing Nos: YWA/01, YWA/02, YWAR01, YWAR02, YWAR03, YWAR04

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

Reason(s) for Refusal

- 1 The removal of condition 3, in the absence of a section 106 planning agreement to secure car free housing, would result in the displacement of car parking from the site into the surrounding controlled parking zone resulting in increased car parking congestion in the area contrary to policy CS11 of the Camden Core Strategy 2010, and policy DP19 of the Camden Development Policies 2010-2025, The London Plan (2016) and National Planning Policy Framework (2012).



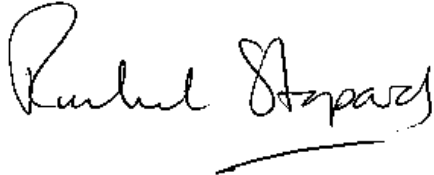
- 2 The removal of condition 4, in the absence of sufficient information to demonstrate that the reduced vehicular turning area as shown on proposed replacement drawing no's: YWAR02 & YWAR03 would provide free vehicular turning movement within the site without any obstructions, would be contrary to policy CS11 of the London Borough of Camden Local Development Framework Core Strategy 2010-2025 and policy DP21 of the London Borough of Camden Local Development Framework 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
Executive Director Supporting Communities