

GSE
64a Canfield Gardens
London
NW6 3EB

Application Ref: **2016/5931/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

21 December 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 P.2 of Schedule 2 Part 3 Class P of the Town and Country
Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362
and SI 2013 No. 1101)

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:

**Offices and Premises at 1st Floor
2 Hermit Place
London
NW6 4BZ**

Description of the proposed development:

Change of use from storage (B8) to residential unit (C3) (GPDO Prior Approval).



Details approved by the local planning authority:

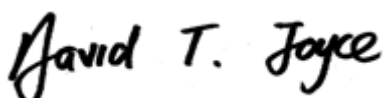
Drawing Nos: Phase 1 Environmental Desk Study prepared by Earth and Environment dated October 2016; Soil Analysis Certificate prepared by QTS Environmental dated October 2016; Ground Sure Insight prepared by Groundsure dated May 2016 (parts 1 and 2); Asbestos Survey Report prepared by Nova dated May 2016; Existing plan of ground and first floor/proposed plan of first floor dated September 2016; VOA record ref. 00680000210018 dated March 2014; VOA record ref. 00680000200029 dated April 2005; VOA record ref. 00680000200029 dated April 2010.

Reasons for refusal:

1. In the absence of a sufficiently comprehensive statement to demonstrate that the building was used solely for a storage or distribution centre use on 19th March 2014 (the date referred to in paragraph P1.(a)) and for the period of 4 years before the date development the application has not satisfied the requirements of Class P subparagraphs P.1(a), (b) and P.2(a) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.
2. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy, policies DP17 (Walking, cycling and public transport) and DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies and the National Planning Policy Framework chapter 4, paragraphs 29, 30, 35 and 39.
3. The applicant has failed to adequately demonstrate that suitable noise insulation would be provided to protect future occupiers from noise pollution from surrounding land uses contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies and the National Planning Policy Framework paragraphs 109, 123 and 144.

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

Yours faithfully



David Joyce
Executive Director Supporting Communities

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