

Ben Frodsham  
Indigo Planning  
Swan Court  
Worple Road  
Winbledon  
LONDON  
SW19 4JS

Application Ref: **2016/6388/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

30 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 M.2 of Schedule 2 Part 3 Class M of the Town and Country  
Planning (General Permitted Development) Order 2015

### **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:**

**50 - 52 Eversholt Street  
London  
NW1 1DA**

#### **Description of the proposed development:**

Change of use of the ground floor level from A1 (retail) to 4x studios (Class C3) .

#### **Information that the developer provided to the local planning authority:**



**Reasons for refusal:**

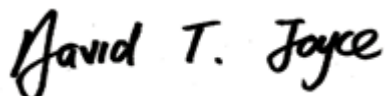
- 1 The proposed development, in the absence of a Section 106 legal agreement to secure the residential units as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote the use of sustainable transport contrary to the National Planning Policy Framework chapter 4, paragraphs 29, 30, 35 and 39.
- 2 The implementation of the development commenced prior to the application for prior approval contrary to Condition M.2(1) of, Schedule 2 Part 3 Class M of The Town and Country Planning (General Permitted Development) Order 2015.
- 3 The proposal would lead to the loss of a retail unit in the Eversholt Street South Neighbourhood Centre contrary to the National Planning Policy Framework chapter 2, paragraph 23. .
- 4 The proposed plans show changes to the shopfront, but insufficient information has been submitted to assess the impact on the design and external appearance of the building, and whether such changes would be permitted under Schedule 2 Part 3 Class M of The Town and Country Planning (General Permitted Development) Order 2015.

**Informative(s):**

- 1 You are strongly advised to cease the internal works currently taking place on site to subdivide and convert the ground floor of the property to residential. The use of the ground floor for residential purposes would be a breach of planning control and may lead to enforcement action being taken.

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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