

Metropolis Planning & Design  
4 Underwood Row  
London  
N1 7LQ

Application Ref: **2015/6337/P**  
Please ask for: **Cilpa Beechook**  
Telephone: 020 7974

13 February 2017

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:  
**96C South Hill Park**  
**London**  
**NW3 2SN**

Proposal:  
Change of use of lower ground floor flat from C3 use (residential) to physiotherapy studio (D1 use) (retrospective application) for a temporary period of two years  
Drawing Nos:

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 unacceptable loss of permanent residential housing (Class C3) contrary to objectives to maximise the supply of additional homes in the borough, contrary to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving) of the London Borough of Camden Core Strategy Development Plan Document and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Development Framework Development Policies



- 2 The proposed change of use by virtue of its location and proximity to neighbouring properties would result in a detrimental impact on neighbouring amenity in terms of potential for noise and disturbance to surrounding residential units, thereby contrary to policy CS5 (Managing the impact of growth and development) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), Policy DP15 (Community and leisure use) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed change of use, would create additional parking stress in the surrounding area contrary to policies CS11(Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP16 (The transport implications of development), DP18 (Parking standards and limiting the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Development Framework Development Policies

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.

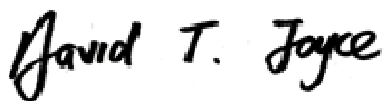
#### **ENFORCEMENT ACTION TO BE TAKEN**

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



David Joyce  
Executive Director Supporting Communities