

DP9 Ltd
DP9 Planning Consultants
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/6703/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

22 March 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:
258 Belsize Road
London
NW6 4BT

Proposal:

Change of use from residential flats (C3 use class) to flexible use as either permanent residential accommodation (C3 use class) or serviced apartments (occupation for less than 90 days) (Sui Generis use class); and regularisation of the internal layout.

Drawing Nos: QC Advice (1st March 2017), Transport and Operation Statement (14/09/16), Transport Statement (October 2016), Location Plan, 532/303 Rev. A, 532/305 Rev. A, 532/304 Rev. A, 532/302 Rev. A, 532/301 Rev. A, 532/299 Rev. B, 532/300 Rev. B, 532-105 Rev. J, 532-103 Rev. J, 532-100 Rev. J, 532-102 Rev. J, 532-104 Rev. J, 532/099, 532-101 Rev. J, Design and Access Statement (Dec 2016).

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

Reason(s) for Refusal

- 1 The proposed development would result in the loss of permanent residential accommodation, causing harm to the supply of permanent housing in the Borough, contrary to policy CS6 of the London Borough of Camden LDF Core Strategy and DP2 of the London Borough of Camden LDF Core Strategy.



- 2 The proposed development would fail to provide adequate cycle storage facilities for occupants of the new residential units, contrary to policies DP17, DP18 of the London Borough of Camden LDF Development Policies, and CS11 of the London Borough of Camden LDF Core Strategy.
- 2 The proposed development, in the absence of a legal agreement to secure the development as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes 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 Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies.

Informative(s):

- 1 You are advised that the development is in breach of condition 1 of approval 2014/7511/P and enforcement action may be taken.

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.

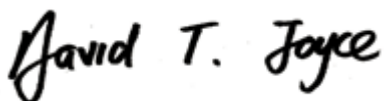
ENFORCEMENT ACTION TO BE TAKEN

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
Director of Regeneration and Planning