

Transformation Architects  
17 Bonny Street  
London  
NW1 9PE

Application Ref: **2016/5734/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

5 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**58 Parkway**  
**London**  
**NW1 7AH**

Proposal: Change of use of rear part of ground floor from office (Class B1a) to residential (Class C3) to create 1x 1-bed self-contained studio flat

Drawing Nos: 1991/EXC/1, 1991/EXC1, 1991/EXC2, 1991/EXC3, 1991.100 B, 1991.101 B, 1991.102 B, 1991.108 A, 1991.109, Design and Access Statement

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 Class B1 floor space and would therefore fail to support economic activity in Camden and result in the loss of employment opportunities within the Borough, contrary to policy CS8 (Promoting a successful and inclusive economy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden LDF Development Policies. The proposal also fails to comply with Policies E1 (Economic development) and E2 (Employment premises and sites) of the Camden Local Plan Submission Draft 2016.



- 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, 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 and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies. The proposal also fails to comply with Policy T2 (Parking and car-free development) of the Camden Local Plan Submission Draft 2016.

Informative(s):

1

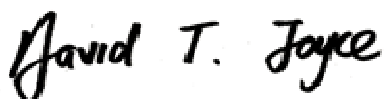
Without prejudice to any future application or appeal, the applicant is advised that reason for refusal No. 2 could be overcome by entering into a S106 legal agreement with the Council for a scheme that was in all other respects acceptable.

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



David Joyce  
Director of Regeneration and Planning