

Aubrey Technical Services  
The Loft  
61A Belswains Lane  
Hemel Hempstead  
HP3 9PP

Application Ref: **2017/1056/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

13 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**148 - 150 Abbey Road LONDON NW6 4SR**

Proposal:  
Attic conversion to create 1 x 1 bedroom flat and the insertion of rooflights to the front and rear elevations.  
Drawing Nos: L1116/11, L1116/12

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, by virtue of its lack of outlook and substandard size would not provide adequate living facilities for future occupiers contrary to policies A1 and H1 of the London Borough of Camden Local Plan 2017.
- 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 policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.
- 3 The proposed development fails to provide secure covered cycle parking for future occupants, which would therefore fail to promote cycle usage in the borough,



contrary to policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1

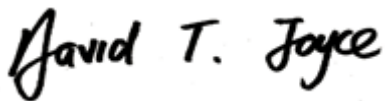
Without prejudice to any future application or appeal, the applicant is advised that reason for refusal No. 2 could be overcome by entering into a S106 legal agreement with the Council for a scheme that was in all other respects acceptable.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning