

Genesis Architects Ltd
7 St Margarets Road
Stanstead Abbotts
Ware
SG12 8EP

Application Ref: **2017/5159/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

26 March 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken

Address:
3 Hargrave Place
London
N7 0BP

Proposal:

Variation of condition 3 (the ground floor commercial premises shall only be used for light industrial purposes (Class B1c) and no other uses within the B1 use class) of planning permission 2014/3714/P dated 18/11/2014 for: erection of 4 storey building comprising light industrial unit (Class B1(c) on ground floor and 6x flats on upper floors following demolition of existing light industrial unit. namely, the use of the ground floor to include all uses within B1 use class, (retrospective).

Drawing Nos: GAL 200 (PC) 300 and Marketing Report dated September 2017 commissioned by Driver & Norris.

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

Reason(s) for Refusal

- 1 The proposed variation of condition 3 to allow all uses within the B1 Use Class, in the absence of sufficient justification demonstrating that the premises is no longer suitable for continued B1c use, would result in the unacceptable loss of light



industrial employment floorspace, contrary to policies E1 and E2 of the London Borough of Camden Local Plan 2017.

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.

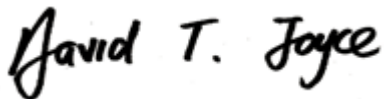
ENFORCEMENT ACTION TO BE TAKEN

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning