

Homecraft Design Studios
3 Pennine Parade
Pennine Drive
London
NW2 1NT

Application Ref: **2018/0559/P**
Please ask for: **Stuart Clapham**
Telephone: 020 7974 3688

6 April 2018

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:
192A Finchley Road
London
NW3 6BX

Proposal: Creation of 3 additional studio flats (C3 use) following previous issue of certificate of lawfulness (existing) for the use of the premises as 10 x residential flats (retrospective).

Drawing Nos: 201801/192FR/S1 (Site location plan), Design and Access Statement
As approved: 01 (Ground floor), 01 (Mezzanine and First Floor), 01 (Second and third floor).

As built (proposed): 201801/192FR/01

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

Reason(s) for Refusal

- 1 The proposed residential dwellings, by reason of inadequate internal floorspace, would be harmful to the amenities of future occupiers, contrary to policy H6 (Housing choice and mix) of the Camden Local Plan 2017.
- 2 The proposed residential dwellings, by reason of the loss of a 2 bed unit (which is a



high priority dwelling size), would fail to contribute to the creation of mixed and inclusive communities, contrary to policy H7 (Large and small homes) of the Camden Local Plan 2017.

- 3 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 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.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 3 could be overcome by entering into a Section 106 Legal Agreement 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.

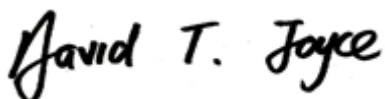
ENFORCEMENT ACTION TO BE TAKEN

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