

Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
London
NW4 4AR

Application Ref: **2018/0050/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974 **1568**

11 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
14 Prince of Wales Road
London
NW5 3AW

Proposal:
Proposed change of use from residential dwelling flat (class C3) to Day Nursery (class D1).
Drawing Nos: PRNRD-P001, PRNRD-P002, PRNRD-P003, PRNRD-P004, PRNRD-P005,
PRNRD-P101, PRNRD-P102, PRNRD-P103, PRNRD-P104, PRNRD-P105, PRNRD-
L001, PRNRD-L101.

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

Reason(s) for Refusal

- 1 The proposed change of use would result in a net loss of residential floorspace in a building that could continue to provide acceptable accommodation and would lead to a reduction in housing stock, contrary to Policies H1 and H3 of the Local Plan 2017.
- 2 The proposed change of use as a day nursery would result in unacceptable levels of noise and disturbance within an existing residential development, to the detriment of the amenities of the neighbouring properties, contrary to Policy A1 of the Camden



Local Plan 2017.

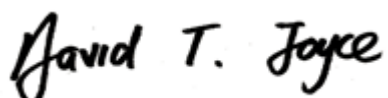
- 3 The proposed change of use fails to demonstrate how the proposal would provide a sufficient level of access to the property or include an inclusive design approach for use as a day nursery, contrary to Policy C6 of the Camden Local Plan 2017 and Policy 7.2 of the London Plan 2016.

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