

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

Application Ref: **2017/5562/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

15 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
545 Finchley Road
London
NW3 7BJ

Proposal: Change of use of existing 12 bed House in Multiple Occupation (HMO) (Class C4) to a single dwellinghouse (Class C3).

Drawing Nos: 201710/545FR/S1_Rev.B, 201710/545FR/01_Rev.B, 201710/545FR/02_Rev.B; 201710/545FR/03_Rev.B

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The development would result in the loss of housing with shared facilities, for which there is a demonstrable need, contrary to Policy H10 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 of the Camden Local Plan 2017.

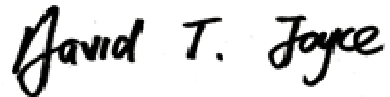


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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