

Henry Planning Ltd
163 Church Hill Road
East Barnet
EN4 8PQ

Application Ref: **2017/5574/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

21 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

50-52 Eversholt Street
London
NW1 1DA

Proposal:

Change of use/conversion of existing retail unit (A1) to provide a retail unit (A1 use) and bureau de change (A2 use) at the front and two self-contained studio flats (C3 use) at the rear, together with alterations to the shopfront and window openings to the rear (part-retrospective application).

Drawing Nos: Planning Statement (Henry Planning), Lease for Ground Floor of 50-52 Eversholt St dated 4th July 2017, Crossrail 2 Factsheet, Site Location Plan No Ref, Marketing Statement (MW Chartered Surveyors) dated October 2016, Pre-existing elevations (ES - 50522A), Existing Elevations (ES - 50522A), Pre-existing Ground Floor Plan (ES - 5052), Proposed Ground Floor Plan (ES - 50523).

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

Reason(s) for Refusal

- 1 The development, due to the loss of retail space and the small size and poor quality of the retained retail units, harms the function, character and success of the retail parade and designated neighbourhood centre contrary to policy TC2 (Camden's



centres and other shopping areas) of the Camden Local Plan (2017), CPG5 (Town Centres, Retail and Employment), The London Plan (2016) and the National Planning Policy Framework (2012).

- 2 The development, due to the installation of habitable windows to new residential flats on the rear elevation, would result in material overlooking of the adjacent property to the east of the site to the detriment of its residential amenity and mutual overlooking between the proposed two residential flats at the site, to the detriment of the future living conditions of the residents contrary to policy A1 (Managing the impact of development) of the Camden Local Plan (2017), CPG 6 (Amenity), The London Plan (2016) and the National Planning Policy Framework (2012).
- 3 In the absence of a legal agreement to secure car free units the development fails to encourage car free lifestyles, promote sustainable ways of travelling, help to reduce the impact of traffic and increases the demand for local on-street parking in the CPZ contrary to Policy T2 (Parking and car-free development) of the Camden Local Plan 2017, CPG7 (Transport) CPG8 (Planning Obligations), The London Plan (2016) and the National Planning Policy Framework.

Informative(s):

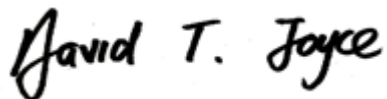
- 1 You are advised that reasons for refusal number 3 could be overcome with the necessary legal agreement.

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



David Joyce
Director of Regeneration and Planning