

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

Application Ref: **2017/5575/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 and Warning of Enforcement Action to be Taken

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 4 self-contained short term residential lets (C1 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 - 50522A).

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 for the residential short term lets on the rear elevation, results in material overlooking of the adjacent residential dwelling and garden to the east of the site to the detriment of the residential amenity of its occupants and mutual overlooking between the short term lets at the site resulting in poor quality accommodation, all 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 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 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.

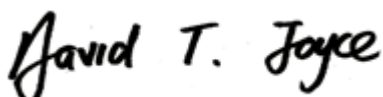
**ENFORCEMENT ACTION TO BE TAKEN**

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