

Application ref: 2018/3316/P
Contact: Raymond Yeung
Tel: 020 7974 4546
Date: 5 April 2019

Development Management
Regeneration and Planning
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The Studio, 4th Floor,
One St Ann Street,
Manchester,
M2 7LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
**NOTIFICATION OF DECISION WHEN AN APPEAL HAS BEEN MADE
REFUSAL**

Address:

**Basement Flat
275 Eversholt Street
London
NW1 1BA**

Proposal:

Change of use of lower ground floor from Sauna (Sui Generis) to a 1 bedroom flat (Class C3) (Retrospective).

Drawing Nos: ES.275.EX_PR, ES.275.LP

The Council has considered your application and had an appeal not been made to the Secretary of State, would have refused Full Planning Permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T1 (Prioritising walking, cycling and public transport), T2 (Parking and Car Parking) and A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017, the London Plan (2016) and the National Planning Policy Framework (2019).

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer