

Application ref: 2019/1952/P
Contact: Rachel English
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Date: 22 August 2019

Development Management
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Ms Gabrielle Jewell
61 Burghley Road
London
NW5 1UH

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition O.2 of Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

Ground floor
56 Athlone Street
London
NW5 4LL

Description of the proposed development:

Change of use of ground floor from office (use class B1) to residential (use class C3).

Information that the developer provided to the local planning authority:

Drawing Nos: Site location plan, 01, 02revA.

Reason for refusal:

- 1 The proposal, in the absence of a Section 106 legal agreement to secure the residential unit as a car free development, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote the use of sustainable transport. Thus, it would be contrary to Schedule 2, Part 3, Class O Condition O.2(a) and Paragraph W (3) (b) and (10) (b) of the Town and Country Planning (General Permitted Development Order) 2015 (as amended), policy T2 (Car-free development) of the London Borough of Camden Local Plan 2017 and the National Planning Policy Framework 2019.

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.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer

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