

Application ref: 2019/5992/P  
Contact: Laura Hazelton  
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Date: 6 March 2020

**Development Management**  
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Keyythalli Design  
115 Great Tattenhams  
Epsom  
KT18 5RB  
United Kingdom

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:

**Workshop And Premises At Ground Floor Rear  
86 Fortune Green Road  
London  
NW6 1DS**

Proposal:

Change of use of ground floor rear office (B1 use) to residential studio unit (C3 use) (Retrospective).

Drawing Nos: 201, 202, 203.

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

Reason(s) for Refusal

- 1 The loss of the office use, in the absence of sufficient justification demonstrating that the premises is no longer suitable for continued business use fails to support economic activity in Camden and result in the loss of employment opportunities within the Borough contrary to policy E2 (Employment Premises and Sites) of the Camden Local Plan (2017) and policy 12 (Business, Commercial and Employment Premises and Sites) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).
- 2 The residential studio unit, by reason of substandard outlook and daylight/sunlight results in substandard accommodation, harmful to the amenities of future occupiers,

contrary to policy H6 (Housing choice and mix) of the Camden Local Plan (2017) and policy 1 (Housing) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

- 3 The residential studio unit, in the absence of a legal agreement for car-free housing, is 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 and policy 7 (Sustainable Transport) of the Fortune Green and West Hampstead Neighbourhood Plan (2015).

Informative(s):

- 1 You are advised that without prejudice to any future application or appeal, reason for refusal 3 could be overcome by entering into a legal agreement in the context of a scheme acceptable in all other respects.

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.

#### **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



Daniel Pope  
Chief Planning Officer