

Application ref: 2020/5040/P
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Date: 13 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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ECE Planning Limited
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

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:

48 Mornington Terrace
London
NW1 7RT

Proposal:

Change of use of the lower ground floor from residential to office (retrospective).

Drawing Nos: A001 Rev A, AS 101 (As built lower ground floor plan), AS 101 (As previously surveyed lower ground floor plan)

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

Reason(s) for Refusal

- 1 The change of use results in the unacceptable net loss of residential floorspace, contrary to policy H3 (Protecting existing homes) of the London Borough of Camden Local Plan 2017.
- 2 The development, in the absence of a legal agreement securing the office unit as car-free, contributes unacceptably to parking stress and congestion in the surrounding area and fails to promote more sustainable and efficient forms of transport, contrary to policy T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

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 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbered 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

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

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

Daniel Pope
Chief Planning Officer