

Application ref: 2021/1699/P
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Development Management
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Mr Young
Hamilton House
Mabledon Place
Bloomsbury
London
WC1 9BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Refused

Address:
Basement Units 1 & 2
72 - 76 Eversholt Street
London
NW1 1BY

Proposal: Change of use from Class E (previous B1 (offices)) to C3 (residential, 1 x 1 bed & 1 x 2 bed units) at basement level.

Drawing Nos: Site Location and Block Plan 0123_PL_500, 0123_PL_000, 0123_PL_001, 0123_PL_002. Cover Letter 08/04/2021, Internal Daylight and Sunlight Report 25/03/2021, Flood Risk Assessment 6150, 'Soundtesting' Report 18/03/2021 (14654 V1), Transport Assessment 29/03/2021, Phase 1 Desk Top Study Report (16571) Parts 1-3, Nekton Investments letter. Nekton Investments Licence Agreement 2012. Statutory Declaration N Neophytou 06/07/2021.

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 Insufficient evidence has been submitted to demonstrate that the existing building was in use as an office within Class B1(a) (currently Class E) of the schedule to the Use Classes Order on or prior to 29th May 2013. As such, the proposal does not accord with Schedule 2, Part 3, Class O, Paragraph O.1(b) and permission is refused under Paragraph W (3) (a) of the Town and Country

Planning (General Permitted Development Order) 2015 (as amended).

- 2 Transport and highways impact: In the absence of a Section 106 legal agreement to secure the residential units as car-free, the development would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote the use of sustainable transport, and is contrary to the NPPF and policies A1 (Managing the Impact of development), T1 (Prioritising walking, cycling and public transport), T2 (Parking and car-free development) of London Borough of Camden Local Plan 2017, National Planning Policy Framework 2019 and London Plan 2021.

Informative(s):

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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

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

Daniel Pope
Chief Planning Officer