

Cllr Helen Carr
Member for Mapesbury Ward
Members Room
Brent Civic Centre

Our Ref: 15/2170
Contact: Katrina Lamont
2 October, 2015

Dear Sir/Madam

APPEAL ON APPLICATION - THIS MAY AFFECT YOU

The appeal relates to a application at **26 Temple Road, London, NW2 6PP**

The application proposes, Prior approval for change of use from retail (Use Class A1) to residential (Use Class C3) involving the creation of a 2 self contained flats

Rubycroft Estates Ltd has recently made an appeal to the Planning Inspectorate. The appeal is against the Council's decision to refuse the application. The Council's reasons for refusal are:

- 1 The proposal would add to the demand for on-street parking in a location that cannot safely accommodate kerbside parking, to the detriment of the free and safe flow of traffic and contrary to Policies TRN3, TRN23 and TRN24 of the adopted UDP 2004.

The Planning Inspectorate will now consider this proposal under the appeal process of **written representations**. The Planning Inspector appointed to determine the appeal will consider any written comments received. Oral comments, audio and videotapes will not be acceptable.

In addition, the Planning Inspector will visit the application site to consider the likely affects of the proposal on the surrounding area. During the site visit, the Planning Inspector will not discuss the appeal with, or listen to arguments from anyone.

Please make sure that any comments you have, are sent in writing to the Planning Inspectorate no later than **5 November, 2015**. These must be sent to by either emailing teamp13@pins.gsi.gov.uk or by writing to:the following address, quoting the reference number APP/T5150/W/15/3133056 to Stephen Wallis, The Planning Inspectorate, 3/05 Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Please note that the Planning Inspectorate will forward any representations that you make to the Planning Inspector to be taken into account before her or she reaches a final decision. The Inspectorate's guide and other useful advice on appeals are available on their website: www.planning-inspectorate.gov.uk

The Planning Inspectorate will send copies of your written comments to this Council and the Appellant, Rubycroft Estates Ltd . Although you are required to state your name and address in the letter to the Planning Inspectorate, if you do not want these to be disclosed, please state this in your letter.

The Council will place all written comments, including its own; the plans, drawings and any photographs relating to the appeal together in an appeal file held with the planning file. To obtain further information on this application or to book an appointment to inspect the appeal and planning files at Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ, please contact me. My contact details are at the top of this letter.



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May I remind you that as a Planning Inspector and not Brent Council will decide the appeal, please send any comments you may have to the Planning Inspectorate. Please do not telephone any office of the Council merely to express your concerns or to ask about the outcome of the appeal as this will not help in deciding the appeal.

Once the Planning Inspector has made a decision, the Planning Inspectorate will send copies of the decision to the Council and the Appellant. If you would like a copy of the Inspector's decision letter, please state this in your letter to the Planning Inspectorate.

Yours faithfully

Katrina Lamont

Katrina Lamont - Planning Assistant
REGENERATION & GROWTH

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