

Application ref: 2024/4716/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 17 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Black Architecture LTD
Second Floor
Lion House
3 plough yard
London
London
EC2A3LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
122 Finchley Road
London
NW3 5JD

Proposal:
Alterations to shopfront.

Drawing Nos: Cover letter dated 23 October 2024 prepared by Black Architecture Ltd;
0660-PL-3-001; 0660-PL-3-020; 0660-PL-3-210; 0660-PL-3-310.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reason for Refusal

- 1 The proposed shopfront alterations, by reason of the detailed design, extent of glazing and loss of existing architectural features, are considered to be out of character with the host building and the surrounding area and therefore, causes harm to the appearance of the host building and the wider area, contrary to Policies D1 and D3 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.

Informative:

- 1 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer