

Pegasus Group
First Floor South Wing
Equinox North
Great Park Road
Almondsbury
Bristol
BS32 4QL

Application Ref: **2013/3594/P**
Please ask for: **Paul Gardiner**
Telephone: 020 7974 **3968**

24 September 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
144 Camden High Street
London
NW1 0NE

Proposal:
Change of use of ground and basement floors from shop (Class A1) to restaurant (Class A3).
Drawing Nos: BRS.4595 Planning Statement (Pegasus Planning: May 2013), Plant Noise Assessment (NSL: 29 July 2013), BRS.4595_01-1 (site location plan), BRS.4595_03-1 (existing floor plan), NP0513-LS1 rev C1 (proposed floor plan), 001-087-01 (ventilation layout).

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

Reason(s) for Refusal

- 1 The proposed change of use to Class A3 would reduce the proportion of Class A1 retail units within the shopping frontage resulting in harm to the character and function of the frontage and the wider Town Centre, contrary to policy CS7 (Promoting Camden's Centres and Shops) of the London Borough of Camden Local



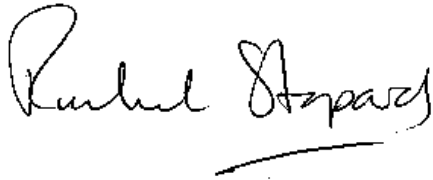
development Framework Core Strategy and to policy DP12 (Supporting Strong Centres and Managing the Impact of Food, Drink, Entertainment and other Town Centre Uses) of the London Borough of Camden Local Development Framework Development Policies.

- 2 In the absence of information to demonstrate an appropriate design and location of an extract ventilation system, including details of sound attenuation, vibration and control of odour for the plant and air conditioning systems to serve the proposed A3 use, the proposal may cause unacceptable harm to the amenities of residents in the area, and the character and appearance of the host building and wider area, contrary to policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camdens centres and shops), CS14 (Promoting high quality places and conserving our heritage), DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP24, (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Core Strategy and Development Policies 2010.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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