

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Application Ref: **2012/2907/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

8 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
296 Kilburn High Road
London
NW6 2DB

Proposal:
Change of use of existing ground floor unit from hairdressers (Class A1) to a financial services office use (Class A2).

Drawing Nos: Site Location Plan; Drawing No(s) 1220-0100-001-P01, 1220-0200-001-P02.

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

Reason(s) for Refusal

- 1 The proposed loss of a Class A1 retail use would be harmful to the character, function, vitality and viability of the secondary shopping frontage in which it is located and to the Kilburn High Road Town Centre by reason of an inadequate remaining proportion of Class A1 retail uses and would fail to contribute to the northern cultural zone of Kilburn High Road. The proposal would thereby be contrary to Policies CS3



(Other Highly Accessible Areas); CS5 (Managing the impact of growth and development); CS7 (Promoting Camden's centres and shops) of the Core Strategy and Policies DP10 (Helping and promoting small and independent shops); DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the Development Policies of the Camden Local Development Framework.

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