

Mr John Baron
270 Kilburn High Road
London
NW6 2BY

Application Ref: **2012/1322/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

1 June 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:
270 Kilburn High Road
London
NW6 2BY

Proposal:
Change of use from retail (Class A1) to office (Class B1) at ground, mezzanine and part first floor levels.
Drawing Nos: Site Location Plan; Drawing No 01 and letter from Cjon Properties dated 07/02/2012.

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 an 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. 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.

Informative(s):

- 1 It is noted that the application premises is not currently occupied. The application premises has an authorised Class A1 retail use and the proposal has not been considered as a retrospective application.

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