

Healycornelius Design Ltd
5 St.Johns Lane
LONDON
EC1M 4BH

Application Ref: **2011/0962/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

10 November 2011

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:
51-53 Fairfax Road
London
NW6 4EL

Proposal:
Change of use from retail use (Class A1) at ground floor and basement level to a mixed retail (Class A1) and restaurant use (Class A3) including installation of extract flue from first floor to roof level on rear elevation.

Drawing Nos: 10-429-P-010; 10-429-P-011; 10-429-P-110 rev B; 10-429-P-121; Practical Acoustics Planning Compliance Report 4412.NIA.01; and Details of JM Aerofoil Fan; and Details of O.N.100 Odour Neutraliser.

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

Reason(s) for Refusal

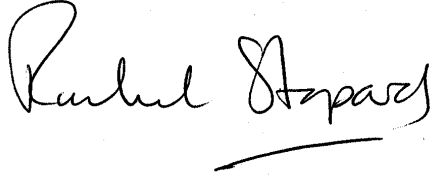
- 1 The proposed restaurant would result in an increase in late night activity, noise and disturbance to the detriment of the amenity of local residents contrary to policy CS5 and CS7 of the LDF Core Strategy and DP12 and DP26 of the LDF Development



Policies.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.