

Criterion Capital Limited  
13 Coventry Street  
London  
W1D 7DH

Application Ref: **2011/2900/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

10 October 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:  
**260 Tottenham Court Road**  
**London**  
**W1T 7RF**

Proposal:  
Change of use of ground floor from retail (Class A1) to restaurant (Class A3), installation of extract duct within void and terminating at roof level with extract fan.

Drawing Nos: 056/P/100 P\*; 056/P/101 P\*; 056/P/102 P\*; 056/P/103 P\*; 056/P/201 P\*;  
056/P/202 P\*; 056/P/203 P\*; Noise impact assessment.

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 would cause harm to the character, function, vitality and viability of the specialist retail frontage on Tottenham Court Road, which forms part of the Central London Area, by reason of the loss of retail floor space (Class A1) within the frontage of which the unit forms part, contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local



Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) the London Borough of Camden Local Development Framework Development Policies.

- 2 The acoustic assessment carried out fails to demonstrate that the extraction flue accords with the Council's noise standards and may cause unacceptable noise disturbance to the nearest residential properties, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.
- 3 Insufficient information has been submitted to demonstrate that the proposal would not result in odour and smoke resulting in detrimental impact on neighbour amenity contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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