

Mr Jonathan Dunbavin
10 PLanning
Atlas House
31 King Street
Leeds
LS1 2HL

Application Ref: **2011/3456/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

14 September 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:
14 Warren Street
London
W1T 5LL

Proposal:
Change of use of basement and ground floor from a shop (Class A1) to either Class A3 (restaurants & cafes) or Class A4 (drinking establishments).
Drawing Nos: Site Plan; Ws_ base; WS_grnd; Noise Assessment by John H King dated 24 June 2011;

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

Reason(s) for Refusal

- 1 The proposed development, on account of its floorspace, position in close proximity to residential dwellings and the concentration of other such uses in the vicinity, would result in a significant adverse impact on the amenities of neighbours contrary to policies CS5 (Managing the impact of Growth and Development) and CS7 (Promoting Camden's Centres and Shops) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP12 (Supporting strong



centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Development Plan Policies.

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