

Hone Edwards Associates
Millars Three Southmill Road
Bishops Stortford
Herts
CM23 3DH

Application Ref: **2010/5329/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

8 April 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:
122A Finchley Road
London
NW3 5HT

Proposal:
Change of use from restaurant (use class A3) to dual use takeaway (use class A5) and restaurant, with associated alterations to single storey rear extension and installation of plant equipment in rear garden structure.

Drawing Nos: Site location plan; 1955-03, 04, 05A, 07; Proposed ventilation services; Acoustic screen; UV-C Odour Control technology by Purified Air Systems; Carbon Filter Solutions by Purified Air Systems; Electrostatic precipitator ESP modular system by Purified Air Systems; Noise Survey Report by Envirosound 08.02.11; KFC waste collection note; emails fro Joanna Edwards dated 10 jan 2011 and 24 March 2011; 122a Finchley road background noise survey commencing 21.03.11; Envirosound Supply FAI and Extract discharge readings (21/3/2011); Envirosound Calculation sheet x2;

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



Reason for Refusal

- 1 The proposed introduction of an A5 (takeaway) use, by reason of its relationship with the residential uses on the upper floors of the building, would be harmful to local residential amenity, contrary to policy CS5 (Managing the impact of growth and development) 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 Local Development Framework.

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