

Cunnane Town Planning
67 Strathmore Road,
Teddington,
Middlesex,
TW11 8UH

Application Ref: **2009/5309/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

11 November 2010

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:
**22-23 Brownlow Mews,
London,
WC1N 2LA**

Proposal:

Part retrospective application for change of use from educational (Sui Generis) use to a mixed business (Class B1) and non-residential institution uses (Class D1); Business use is proposed at ground and part first and second floor level and the retention of the non-residential institution use is proposed at part first and second floor levels.

Drawing Nos: Site Location Plan, as received 18/03/2010; 01 Ground Floor Plan Existing; 02 First Floor Plan Existing; 03 Second Floor Plan; 10 Ground Floor Plan Proposed; 11 First Floor Plan Proposed; Letter from Morgan Lambert & Partners PDM/Brownlow Mews.

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 by virtue of the increase in business activity, would result in a harmful intensification of commercial uses within Brownlow Mews, which



cumulatively would be detrimental to the residential amenities of local occupiers, contrary to policies SD6 (Amenity for occupiers and neighbours) and E1 (Location of business uses) of the London Borough of Camden Replacement Unitary Development Plan 2006; policy CS5 (Managing the impact of growth and development), of the London Borough of Camden Local Development Framework Core Strategy; and policy 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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