

Mr Nasser Golzari
62 Park House
314 - 322 Seven Sisters Road
London
N4 2LS

Application Ref: **2010/0876/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

7 April 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:
200A Finchley Road
London
NW3 6BX

Proposal:
Change of use from retail shop (Class A1) to Dental/Facial practice (Class D1) with minor alterations to shopfront.

Drawing Nos: Site Location Plan; 01 A; 02 A; 03 A; 04 A; 05 A; 06 A; 07 A; 08 A; 09 A; 10 A

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

Reason for Refusal

- 1 Insufficient marketing evidence has been submitted to demonstrate that an A1 use is not viable and the proposal would reduce the number of Class A1 units within the shopping frontage to the detriment of the retail character, function, vitality and viability of the Finchley Road Town Centre, contrary to policy R7A (Protection of shopping frontages and local shops - Central London Frontages, Town Centres and King's Cross) of the London Borough of Camden Replacement Unitary Development Plan 2006.



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