

Mr A Salam
Sylhet Cash and Carry
6 Crowndale Road
London
NW1 1TT

Application Ref: **2009/0202/P**
Please ask for: **Sara Whelan**
Telephone: 020 7974 **2717**

24 March 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:
**6 Crowndale Road
London
NW1 1TT**

Proposal:

Change of use from shop (Class A1) to hot food takeaway (Class A5) at ground floor and installation of an extract unit to the rear of the property.

Drawing Nos: 01; 02; 03ra; 04; Profit and loss account for T/A Sylhet Cash and Carry for 31 August 2007; Profit and loss account for T/A Sylhet Cash and Carry for 31 August 2006; Extractor fan noise assessment (20/4/09);

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 reason of the loss of a Class A1 retail unit, would be detrimental to the character, function, vitality and viability of the Neighbourhood Centre, contrary to policies R7 (Neighbourhood Centres), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and



licensed entertainment) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 In the absence of sufficient information to demonstrate that the new extract duct would comply with the Council's noise and vibration standards, it is considered that the proposal would be likely to harm surrounding residential amenity, contrary to policies SD6 (Amenity of occupiers and neighbours), SD8 (Disturbance), R2 (General impact of retail and entertainment uses) and R3 (Assessment of food and drink uses and licensed entertainment) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The Acoustic Report submitted demonstrates that the equipment associated with the proposed change of use fails to meet Camden's standards as set out in the London Borough of Camden Replacement Unitary Development Plan (June 2006) and supporting information in the Camden Planning Guidance (December 2006). Any resubmission should ensure that the position of the kitchen extract and Acoustic Report address the Council's standards and guidance.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613