

Joseph and Partners
16 Swan Court
Tanner Street
London
SE1 3LE

Application Ref: **2009/1660/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

20 January 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:
39 Whitfield Street and 24-25 Scala Street
London
W1T 2SF

Proposal:

Change of use from internet cafe/bar (Class A1) to restaurant (Class A3) at lower ground and ground floor levels including alterations to shopfront, installation of air conditioning units to roof top and ventilation ducting to roof top and rear elevation, increasing height of the mono-pitched roof at ground floor extension and new entrance door to upper floor levels on Scala Street elevation to commercial building.

Drawing Nos: 101; 102; 103; 104; 106; 201 C; 202; 202 B; 203; 203 C; 204 C; 205; 340/M/1; 340/M/2; Ventilation and Air Conditioning Report (containing acoustic and manufacturers details) dated 04/06/2009 by Derek Durant Associates; Plant Noise Assessment Report dated 05/06/2009 by RBA Acoustics; Letter concerning marketing from David I Winton (the applicant) dated 13/11/2009; Letter from E A Shaw Chartered Surveyors to the applicant dated 13/11/2009 (concerning marketing); Letter from Shelley Sandzer to the applicant dated 12/11/2009 (concerning marketing); Techwrap2 and Techtube by Rockwool (details of acoustic insulation to duct); E-mail from Mark Newton (the agent) dated 03/12/2009; and E-mail from Robert Barlow from RBA Acoustic Ltd (the acoustic consultant) dated 08/12/2009.



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 A3 (cafe and restaurant) use, by reason of its size and relationship with residential uses in the nearby properties in Scala Street and Whitfield Street, would be harmful to local residential amenity, contrary to policies R2 (General impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed entertainment) and SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Unitary Development Plan 2006.

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