

Ms Rica Naylor
Flat 1
98 Haverstock Hill
London
NW3 2BD

Application Ref: **2009/3446/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **3060**

10 November 2009

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 and Warning of Enforcement Action to be Taken

Address:
71 Regent's Park Road
London
NW1 8UY

Proposal:
Retention of new shopfront to cafe (Class A3).

Drawing Nos: Site Location Plan; P01; P02; P07 & P08

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

Reason(s) for Refusal

- 1 The installed shopfront by reason of its detailed design fails to preserve or enhance the character and appearance of the Primrose Hill Conservation Area, contrary to the provisions of Policies B4 (Shopfronts) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 2 The installed shopfront, by reason of its fully openable design would be likely to result in an increase in noise levels audible within adjoining residential premises



resulting in a detrimental impact on their amenity, contrary to the provisions of Policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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