

Tim Foster Architects
1 Purley Place
London
N1 1QA

Application Ref: **2007/5719/P**
Please ask for: **Joe Purcell**
Telephone: 020 7974 **3060**

29 February 2008

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:
45-46 Chalk Farm Road
London
NW1 8AJ

Proposal:
Change of use of lower ground, ground and first floors from retail (Class A1) to a restaurant (Class A3).

Drawing Nos: BP/21A; 00R/01; RE/01; 02; RP/01A; 02A; 20; Noise Assessment of proposed Mechanical Services Plan;

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 would result in an unacceptable loss of retail floorspace and an over-concentration of food, drink and entertainment establishments within the shopping frontage to the detriment of its vitality, viability, character and function contrary to policies R2 (General impact of retail and entertainment uses), R3 (Assessment of food and drink uses and licensed



entertainment) and R7 (Protection of shopping frontages) of the London Borough of Camden Replacement Unitary Development Plan 2006 and guidance contained within Food, Drink and Entertainment in Camden Town 2003.

- 2 The proposed change of use, by reason of its size, proximity to residential properties and the number of existing entertainment uses in the vicinity, is likely to result in a significant cumulative increase in noise disturbance in the area to the detriment of neighbouring residential occupiers, contrary to policies SD6 (Amenity for neighbours and occupiers) and R3 (Assessment of food and drink uses and licensed entertainment) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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