

Mr Lee Redhead
Fruition Properties
7 Europa Studios
Victoria Road
London
NW10 6NDApplication Ref: **2014/0416/P**
Please ask for: **Neil Quinn**
Telephone: 020 7974 **1908**

12 May 2014

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Approval of Details Refused**

Address:

Carob Tree Restaurant
15 Highgate Road
London
NW5 1QX

Proposal:

Details relating to condition 10 (details of cycle storage) of planning permission dated 30/03/12 (ref. 2011/3819/P) for the change of use of upper floors from ancillary restaurant accommodation (Class A3) to create three (2x2 and 1x3 bed) self-contained flats (Class C3) including rear (south) extensions at first and second floor level and roof extension to create new third floor level with external terrace areas and associated alterations including new entrance on Highgate Road (west) elevation.

Drawing Nos: 15HR/P/132; 15HR/P/133.

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

Reason(s) for Refusal

- 1 The proposed location of the cycle storage facilities would be harmful to the visual amenities of the property, the wider streetscene and the Dartmouth Park



Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of London Borough of Camden Local Development Framework Development Policies.

- 2 The un-covered cycle stands proposed would fail to provide secure, sheltered cycle provision for future occupiers of the residential flats, and therefore would fail to comply with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policy CS11 (Promoting sustainable and efficient travel) and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

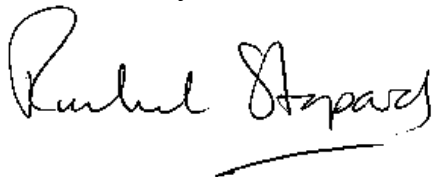
Informative(s):

- 1 Notwithstanding what is shown on drawings 15HR/P/132 and 15/HR/P/133, this decision relates solely to details of cycle parking required by condition 10 of planning permission dated 30/03/2012 (ref. 2011/3819/P).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.