

Mr Lee Redhead  
Fruition Properties  
7 Europa Studios  
Victoria Road  
London  
NW10 6ND

Application Ref: **2014/0422/P**  
Please ask for: **Neil Quinn**  
Telephone: 020 7974 **1908**

12 May 2014

Dear Sir/Madam

### **DECISION**

Town 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 9 (details of refuse and recycling storage) and 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/125; 15HR/P/126

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

#### Reason(s) for Refusal

- 1 The proposed size and location of the proposed refuse/recycling store facilities would be harmful to the visual amenities of the property, the wider streetscene and



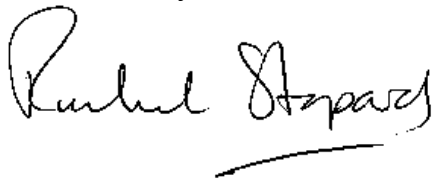
the Dartmouth Park Conservation Area and would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS14 (Promoting high quality places and conserving our heritage) and London Borough of Camden Local Development Framework Development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

- 2 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.
- 3 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.

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

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