

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

Application Ref: **2014/0738/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
15 Highgate Road
London
NW5 1QX

Proposal:
Details relating to conditions 9 &10 (details of waste and cycle storage) of planning permission dated 30/03/2012 (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).
Drawing Nos: 15HR/P/106 Rev A; 15HR/P/110 Rev A.

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, layout and location of the combined refuse/recycling and cycle storage facilities is both inadequate and inconvenient and is likely to result in the storage of refuse and bicycles on the highway or elsewhere on the property to the detriment of the visual amenities of the property and the conservation area and



would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policy CS5 (Managing the impact of growth and development), and London Borough of Camden Local Development Framework Development Policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking) and DP26 (Managing the impact of development on occupiers and neighbours).

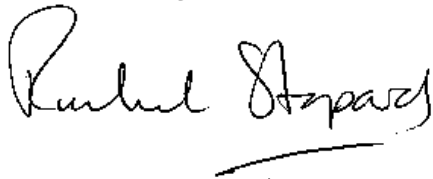
Informative(s):

- 1 You are advised that this decision relates solely to the refuse and cycle area shown on drawings 15HR/P/106 Rev A and 15HR/P/110 Rev A, and not the single storey extension to the restaurant which is indicated on the same drawings.

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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