

Mr Jackie Fletcher
2-4 Highgate Road
London
NW5 1NR

Application Ref: **2014/4563/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

24 October 2014

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
2 Highgate Road
London
NW5 1NR

Proposal:
Change of use from Estate Agent (A2) to use as Minicab office (Sui Generis).
Drawing Nos: OS Sitemap 1:1250; 2010-01-001 (Existing Floor plans) and 2010-01-002 (Proposed Floor plans).

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

Reason(s) for Refusal

- 1 The proposed mini cab office by reason of servicing walk-in trade from the street, would lead to uncontrolled informal parking/waiting in nearby streets in an area of parking stress and add to traffic congestion. The proposal is therefore detrimental to the functioning of the highway network, contrary to CS5 (Impact of development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport Implications of Development) DP17 (Walking, Cycling and Public Transport), and DP21 (Highways Works) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed mini cab office, by reason of its operation would result in a detrimental impact upon neighbouring residential occupiers in terms of noise and general disturbance. The proposal is there for contrary to Camden Core Strategy policy CS5 (Managing the Impact of Growth and Development) as well as Camden Development Policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) which variously seek to protect the amenity of residential neighbours.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment