

D Form Architecture
16 Walker House
Phoenix Road
London
NW1 1EN

Application Ref: **2014/0643/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

10 November 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
15 Chalton Street
London
NW1 1JD

Proposal:

Change of use of basement and ground floors from sandwich bar/café to restaurant and installation of extract fan and duct to rear elevation.

Drawing Nos: Site location plan; 02/008; 05/008; 03/008; 04/008; 06/008; 15 Chalton Street Planning Compliance Report by KP Acoustics dated 07/04/2014 (Ref. 11011.PCR.01)

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 of the ground and basement floor levels from café use (Class A1) to a restaurant (Class A3) would reduce the proportion of Class A1 retail units within the shopping frontage resulting in detrimental harm to the character and function of the frontage and the wider Neighbourhood Centre, contrary to policy CS7 (Promoting Camden's Centres and Shops) of the London Borough of Camden Local development Framework Core Strategy and to policy DP12 (Supporting Strong Centres and Managing the Impact of Food, Drink, Entertainment and other Town



Centre Uses) 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment