

Mr. James Duddy  
The Pickled Polecat  
Flat 1  
343 Royal College Street  
London  
NW1 9QS

Application Ref: **2014/5495/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

13 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**49 Fortess Road**  
**London**  
**NW5 1AD**

Proposal: The change of use of the retail unit (Class A1) to a public house (Class A4).

Drawing Nos: Site location Plan, Block Plan, Floorplan (proposed),.

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

#### **Reason(s) for Refusal**

- 1 The proposed development, in the absence of a legal agreement to secure the submission and implementation of a service management plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP20 (movement of goods and materials) DP21 (Development connecting to the highway network) and DP26 (impact on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed development, in the absence of a legal agreement to secure the submission and implementation of an operational management plan, would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (impact on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal Nos. 1 and 2 could be overcome by entering into a S106 legal agreement with the Council for a scheme that was in all other respects acceptable.

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



Ed Watson  
Director of Culture & Environment