

Hone Edwards Associates
Second Floor Millars
Three Southmil
Bishops Stortford
Hertfordshire
CM23 3DH

Application Ref: **2014/6046/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

3 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

KFC
239 Camden High Street
London
NW1 7BU

Proposal: Change of use of first and second floor from part 4 bedroom maisonette (Use Class C3) to restaurant (Use Class A3), erection of single storey first floor rear extension, relocation of kitchen extract duct, raise rear parapet of ground floor rear extension, new shopfront and awning, installation of ground floor rear door, and new roof plant to rear extension.

Drawing Nos: 2188/G012, 2188/G099, 2188/G210D, 2188/G211C, 2188/PL301A, Design & Access Statement, and Noise Survey Report ref P5169 by EnviroSound dated 06/10/14.

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 would result in the net loss of residential floorspace which would compromise the Council's ability to meet the housing demands of the projected household growth in the future, contrary to policies CS1 (Distribution of growth) and CS6 (Providing quality homes) of the London Borough of Camden Local



Development Framework Core Strategy and policy DP2 (Making full use of Camden's capacity for housing) of the London Borough of Camden Local Development Framework Development Policies and policy 3.14 (Existing housing) of The London Plan 2011.

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