

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TUApplication Ref: **2015/1549/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

2 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
64 Kilburn High Road
London
NW6 4HJProposal:
Change of use of ground floor from retail unit (Class A1) to a betting shop (Sui Generis).Drawing Nos: Site Location Plan, 14487-03, 14487-06, Planning Statement (March 2015),
Marketing letter, betting Shop Exit Survey and Football Analysis, Nash Bond Estate Agent
sale brochure, Paddy Power brochure.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 from Class A1 to Sui Generis, by reason of the reduction of the total number of retail units within this parade below the recommended minimum ratio of 75%, would harm the retail character, function, vitality and viability of the core shopping frontage of Kilburn High Road centre, contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and 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.

- 2 The proposed change of use to a betting shop, by reason of its cumulative impact with other similar uses, would exacerbate the existing concentration of betting shops in the Kilburn High Road centre and would have a harmful impact on the character and function of this centre and also would be likely to result in further harm to community safety and the fear of crime on Kilburn High Road. This would be contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and 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



Ed Watson
Director of Culture & Environment