

Kember Loudon Williams LLP
Ridgers Barn
Bunny Lane
Eridge
Kent
TN3 9HA

Application Ref: **2015/0544/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

24 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
307-309 Finchley Road
London
NW3 6EH

Proposal: Change of use of basement of Nos. 307-309 and ground floor of No. 309 from Strip Club (Sui Generis) to Night Club (Sui Generis)

Drawing Nos: PP3046-01; PP3046-02; Noise Impact Assessment Ref: 11530.NIA.01 by KP Acoustic dated 07/11/14; and Planning Statement (inc. Waste Storage and Collection Strategy and Nightclub Management Strategy) by Kember Loudon Williams LLP dated November 2014.

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, by reason of the nature of its use, capacity and proximity to residential properties, would be an unacceptable intensification of the late night use of the site which would lead to crime and community safety concerns and would unduly harm the amenity of adjoining and nearby residential occupiers contrary to policies CS5 (Managing the impact of growth and development), CS7 (Promoting Camden's centres and shops) and CS17 (Making Camden a safer



place) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) 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