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Application Ref: **2015/3264/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

22 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
69 & 71 Camden Road
London
NW1 9EU

Proposal:
Change of use from A1 to mixed A3/A4 use and shop front alterations.
Drawing Nos: Design & access Statement, cover letter Regent 2000 properties Ltd,
090RI_FUL_SH1, 909RI_FUL_SH2, 909RI_FUL_SH3, 909RI_FUL_SH4,
909RI_FUL_SH5, 909RI_FUL_SH6 & 909RI_FUL_SH7

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

Reason(s) for Refusal

- 1 The loss of the A1 retail unit would cause harm to the retail character and function of the designated Neighbourhood Centre contrary to Policies CS7 (Promoting Camden's centres and Shops) of the core strategy and DP12 (Supporting Strong centres and managing the impact of food, drink and entertainment) of the development plan policies.
- 2 The combined floorspace of the 2 units would result in an excessively large A3/A4 use that would result in excessive late night activity harmful to the residential amenity



of adjoining occupiers and the local area contrary to Policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and Shops) of the core strategy and DP12 (Supporting Strong centres and managing the impact of food, drink and entertainment) of the development plan policies.

- 3 Insufficient information has been submitted, in terms of a detailed methodology and materials to prevent the transfer of noise, to adequately demonstrate that the proposed use would not have a harmful impact on the residential use above contrary to Policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and Shops) of the core strategy and DP12 (Supporting Strong centres and managing the impact of food, drink and entertainment) DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (noise and vibration) of the development plan 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