

Mr Mohammad Jana  
254 Goldhawk Road  
London  
W12 9PE

Application Ref: **2015/2945/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

19 August 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:  
**130 Charing Cross Road**  
**London**  
**WC2H 0LA**

Proposal:

Change of use from A1 (Retail) to A5 (hot food take-away) Retrospective  
Drawing Nos: Site location plan; A.1; A.2; A.3; A.4; A.5; A.6; A.7; A.8; A.9; A.10; A.11; 1x plan showing internal refuse storage area dated 17/06/2015; 1x Plan showing food storage area dated 17/06/2015; Application statement by Mrs Suha Sabah; Details of proposed flue "Recirculating ventless kitchen extraction and system using canopy UK's ductless extraction unit proposal" dated 30 April 2015 (Ref: P65490); Acoustic report by QT Acoustics Ltd dated 18 May 2015; Neighbour consultation letter with signatures; Details showing electrical cooking equipment (Ref: D.1 and D.2)

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

#### Reason(s) for Refusal

- 1 The development results in the unacceptable loss of a class A1 retail shop, harmful to the character, function, vitality and viability of the designated shopping frontage, contrary to core 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 In the absence of sufficient information and mitigation measures, the applicant has failed to demonstrate that the proposal would not harm the amenity of surrounding occupiers and neighbours and the proposal is therefore considered to be contrary to Policies CS5 (Managing the impact of growth and development) and CS9 (Achieving a successful Central London) of the London Borough of Camden Local Development Framework Core Strategy and policies 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.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Head of Legal Services to issue an Enforcement Notice alleging a breach of planning control.

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.

**ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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