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Application Ref: **2015/6874/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

28 January 2016

Dear Sir/Madam

### **DECISION**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990  
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition C.2 of Schedule 2 Part 3 Class C of the Town and Country  
Planning (General Permitted Development) Order 2015

#### **Prior Approval Required - Approval Refused**

The Council, as local planning authority, hereby confirm that their prior approval is refused for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**  
**82 Camden High Street**  
**London**  
**NW1 0LT**

Proposal:

#### **Description of the proposed development:**

Change of use of ground floor from retail (Class A1) to restaurant (Class A3)

Drawing Nos: 8848-01-A; 8848-02-A; 8848-03-B; 8848-07-A; 8848-08-A

Reasons for refusal

- 1 The proposed change of use would have a detrimental impact on the sustainability



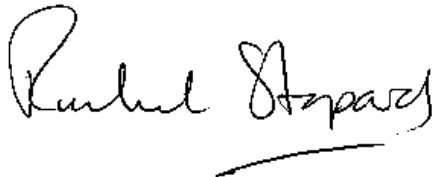
of the Camden Town town centre thereby failing to comply with Schedule 2, Part 3, Class C.2(1)(f)(ii) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, chapter 2.

- 2 By virtue of the size, siting, design and external appearance of the extract flue, the proposal would have a detrimental impact on the character and appearance of the Camden Town Conservation Area, thereby failing to comply with Schedule 2, Part 3, Class C.2(1)(g) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, and would be contrary to the aims of the National Planning Policy Framework, chapter 2.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment