

Signet Planning
56 Queen Anne Street
London
W1G 8LAApplication Ref: **2015/2757/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

8 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission RefusedAddress:
47 Marchmont Street
London
WC1N 1AP

Proposal:

Change of use of lower ground floor from office (Class B1) to restaurant (Class A3) and replacement and enlargement of rear lower ground and ground floor extension (including two new windows) and erection of front external staircase and door, following demolition of rear extension.

Drawing Nos: 15-01-01; 15-01-02; 15-01-03; 15-11-01; 15-11-02; 15-11-03; Design, Access and Heritage Statement prepared by Signet Planning dated May 2015; Acoustic Assessment Report prepared by PC Environmental dated 28 April 2015; Planning Statement prepared by Signet Planning dated May 2015; Letter prepared by Signet Planning dated 15 May 2015.

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, which would result in the creation an A3 unit of over 100sqm in close proximity to other food and drink uses, would cause harm to the character, amenity, function and vitality of the town centre and nuisance to residents



which is contrary to policies CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

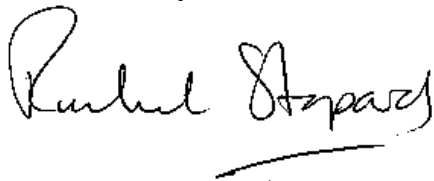
- 2 The proposed development, in the absence of a justification demonstrating that the premises is no longer suitable for continued business use would result in the loss of employment floorspace contrary to policies CS8 (Promoting a successful and inclusive Camden economy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment premises and sites) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The applicant, in the absence of an acceptable noise report, has failed to adequately demonstrate the operation of the restaurant would maintain an acceptable quality of amenity for neighbouring occupiers , contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment