

JMS Planning & Development Ltd
Valley Farm
Rumburgh Road
Wissett
Suffolk
IP19 0JJ

Application Ref: **2015/7282/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

10 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
325 Kentish Town Road
London
NW5 2TJ

Proposal:
Change of use of ground floor from retail (Class A1) to a coffee shop (mixed use Class A1 / Class A3) and alterations to shopfront
Drawing Nos: Site Location Plan at 1:1250; Site Location Plan at 1:200; 1; 2B; 4; 5A; 6; 8.

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

Reason(s) for Refusal

- 1 The proposed change of use from retail (Class A1) to a coffee shop (mixed use Class A1 / Class A3) would result in the loss of a retail unit which would be harmful to the overall character, function, vitality and viability of the Kentish Town Centre, contrary to 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) the London Borough of Camden Local Development Framework Development Policies.

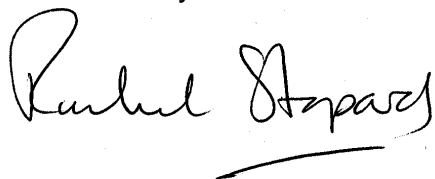


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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