

Tibbatts Abel
Suite 214
Fort Dunlop
Birmingham
B24 9FD

Application Ref: **2015/4993/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

11 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
The Brondes Age
328E-H Kilburn High Road
London
NW6 2QN

Proposal:

First floor extensions and creation of a roof terrace bar (A4) to be used in connection with the ground floor mixed restaurant/bar use (Sui Generis)

Drawing Nos: (1498-)PL01*; PL02 Rev B, Premises Licence from the London Borough of Camden Licensing Authority dated 24/09/2015 (ref: APPP/PREMISES-NEW/001436), Design and Access Statement and Noise Impact Assessment (ref: 6087/NIA) Rev 0 dated 22/04/2015.

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, due to the nature of the use within an open rooftop and the proximity of adjacent residential properties, would lead to a significant level of noise, general disturbance and light pollution that would materially harm the quality of life of the surrounding residential occupiers, particularly within 330 and 359-363 Kilburn High Road and 2 Iverson Road. Thus, it would be contrary to policies CS5



(Managing the impact of growth and development) and CS7 (Promoting Camden's Centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), 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.

- 2 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition after the construction works contrary to policy CS11 (sustainable travel) of the London Borough of Camden Local Development Framework Core Strategy and DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

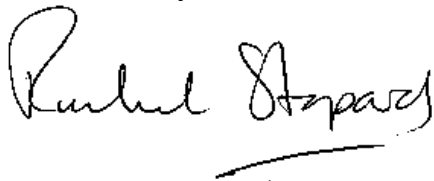
- 1 You are advised that reason for refusal 2 could be overcome by entering into a s106 agreement.

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