

Pegasus Planning Group Ltd
First Floor South Wing
Equinox North
Great Park Road
Almondsbury
Bristol
BS32 4QL

Application Ref: **2016/0398/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

18 May 2016

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:
22-26 Cricklewood Broadway
London
NW2 3HD

Proposal:
Installation of external plant to serve retail unit (1 no. air conditioning unit and 1 no. refrigeration unit) (retrospective).
Drawing Nos: CN-NW2-01 Rev E; P1-F7-M0; Site Location; Plan Existing Elevation; Proposed Elevation; Noise Impact Assessment Report prepared by Flumpit Ltd dated January 2016.

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

Reason(s) for Refusal

- 1 The proposed plant equipment by reason of its design and location is harmful to the appearance of the building and to the free passage by occupants to the first floor flat, 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 to policies DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours) and DP29 (Improving Access) of the London Borough



of Camden Local Development Framework Development Policies.

- 2 The plant equipment, by virtue of its operating noise and vibration, is harmful to the amenities of neighbouring occupiers, contrary to Policy CS5 (Managing the impact of growth and development) 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.

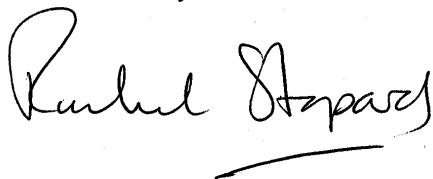
ENFORCEMENT ACTION TO BE TAKEN

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities