

Scott Associates LLP
1 Watton Road
Knebworth
Herts
SG3 6AH

Application Ref: **2016/0948/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

26 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Refused

Address:
2 A England's Lane
London
NW3 4TG

Proposal:
Change of use from A1 (retail shop) to A3 (Cafe Restaurant).
Drawing Nos: 21512/01 (Location Map); 21528/01; Covering Letter dated 16th February 2016

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 The proposed change of use would have a detrimental impact upon the sustainability, function, vitality and viability of the of the parade and the wider England's Lane Neighbourhood Centre thereby failing to comply with Schedule 2, Part 3, Class C.2 (1)(F)(i)(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

Informative(s):



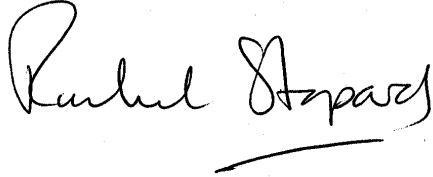
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 the name.

Rachel Stopard
Director of Supporting Communities