

NP Design
34 Brecknock Road
London
N7 0DD

Application Ref: **2016/3674/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

30 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
181/ 183 York Way
London
N7 9LN

Proposal:

Change of use of ground floor and basement from internet cafe (A1) to restaurant/ cafe (A3) with ancillary shisha cafe use, replacement of existing marquee with single storey smoking shelter with green roof, retention of decking and alterations to railings.

Drawing Nos: YWAR04, YWB/01, YWB/02, YWB/03, YWB/04, YWB/05, YWB/06, YWB/02R, YWB/03R, YWB/05R, Design & Access Statement,

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

Reason(s) for Refusal

- 1 The change of use to a shisha cafe and the replacement shisha smoking area to the rear would generate noise, disturbance, smoke and odours from outside activity thereby harming the residential amenity of nearby residential occupants, contrary to Policies CS5 and CS7 of the London Borough of Camden LDF Core Strategy 2010-2025 and DP26, DP28 of the London Borough of Camden LDF Development Policies 2010



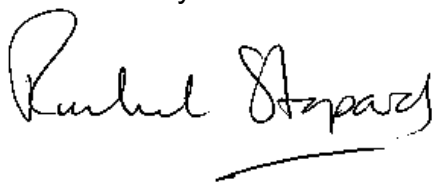
- 2 The proposed single storey shisha building and associated railings by virtue of their location, size and detailed design would constitute an incongruous and unsympathetic addition, which would harm the character and appearance of the streetscene and conservation area, contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010-2025 and policies and DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.
- 3 The development by virtue of the provision of 2 off-street car parking spaces for the proposed shisha café use in this highly accessible location and the failure to provide adequate on-site cycle parking, would provide an unsustainable form of development, would increase traffic/highway impact and would fail to encourage car-free lifestyles or promote sustainable ways of travelling, contrary to policy CS11 of the London Borough of Camden Local Development Framework Core Strategy 2010-2025 and policies DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies 2010.
- 4 The development by virtue of the siting of the off-street car parking spaces for the proposed shisha café use and the rear shisha building would reduce the vehicle turning and manoeuvring space to the rear of the site, resulting in vehicles needing to reverse out onto the main road to the detriment of highway safety, contrary to policy CS11 of the London Borough of Camden Local Development Framework Core Strategy 2010-2025 and policy DP21 of the London Borough of Camden Local Development Framework Development Policies 2010.

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
Executive Director Supporting Communities