

Mr Mohammed Quaderi  
46B Oxford Road  
Kilburn  
London  
NW6 5SL

Application Ref: **2016/4328/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

8 November 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Shop and Premises at Ground Floor  
44 Cricklewood Broadway  
London  
NW2 3ET**

Proposal:

Change of use from A1 to A3 and installation of rear ducting and extractor fan.

Drawing Nos: OS Extract; MNQ/2/5 Existing (Floor) Plan; MNQ/2/5 Proposed (Floor) Plan; MNQ/3/5 Existing Rear Elevation; MNQ/4/5 Proposed Rear Elevation; MNQ/5/5 Section; Plant Noise Assessment Report prepared by Venta Acoustics dated 31/08/2016.

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

#### Reason(s) for Refusal

- 1 The loss of a retail unit (Use Class A1) would be harmful to the overall character, function, vitality and viability of the Cricklewood Broadway Neighbourhood 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.

Informative(s):

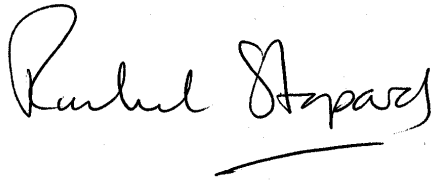
- 1 It is noted that the proposed plans show the layout out the unit to be of an A5 use which is that of a hot food take away. The plans show the majority of the floorspace to be used as kitchen and preparation area with only a small portion for customers, this is not considered the layout of a cafe/restaurant which is Use Class A3. As the application form is applying for an A3 use, this is what has been assessed as part of the application. However please note it is unlikely that an A5 use would be considered acceptable in this location.
- 2 Please be advised that should planning permission have been granted a condition would have been used to ensure the flue to the rear elevation would be painted a suitable colour to minimise its visual impact.

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