

Plainview Planning
42 Clarendon House
Clarence Street
Cheltenham
Gloucestershire
GL50 3PL

Application Ref: **2016/5073/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

24 November 2016

Dear Sir/Madam

DECISION

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

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

Proposal:
Prior approval for change of use from A1 (retail) to restaurant/cafe (A3) under Class C, Part 3, Schedule 2 of the GPDO 2015.
Drawing Nos: 21528/01; 21525/01; Planning Statement dated Sept 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 residential amenities of surrounding occupiers as well as the sustainability and vitality of the England's Lane Neighbourhood Centre thereby failing to comply with Schedule 2, Part 3, Class C.2 (1)(E) and (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):

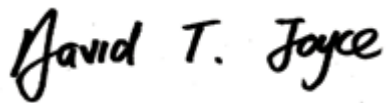


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities