

NARTS Planning Department
53 Stoke Newington High Street
London
N16 8EL

Application Ref: **2016/5627/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Shop and Premises at Basement and Ground Floor
46 Birchington Road
London
NW6 4LJ

Proposal:

Erection of timber enclosure and decking to forecourt of restaurant (Class A3) [retrospective].

Drawing Nos: Site Location Plan; Existing Ground Floor Plan (sheet 1); [Proposed] Detailed Elevations of Terrace (sheet 6), Ground Floor Plan (sheet 2), 46NW64LJ H2 - Part Floor Plan; [Existing and Proposed] Right Side Elevations (sheet 5), Left Side Elevations (sheet 4), Front/Side Elevations (sheet 3),

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

Reason(s) for Refusal

1 Reason for Refusal:

The proposal is considered to be unacceptable by virtue of its size, design and location. It is too large, too high and too bulky and is an incongruous fixture that is unsuited to the area and is detrimental to the host and adjacent buildings and the



streetscape, and is contrary to policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

2 Reason for Refusal:

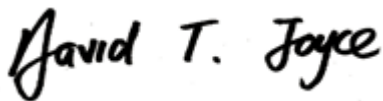
The proposal is considered to be unacceptable and detrimental to the amenity of the residents by promoting noise nuisance and light pollution and is contrary to policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 (Managing the impact of development on occupiers and neighbours) 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.

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