

Koupparis Associates
95 Kentish Town Road
London
NW1 8NY
United Kingdom

Application Ref: **2017/0667/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

9 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
121 Kentish Town Road
London
NW1 8PB

Proposal: Change of use from A1 Shop to A3 Restaurant, installation of extraction system to rear the rear and various other external alterations including to the shopfront.

Drawing Nos: Noise Survey 198CAM, VL4-2424, 16-183-01, 16-183-02, 16-183-03, 16-183-04, 16-183-05, 16-183-06, 16-183-07, 16-183-08, 16-183-09, 16-183-10, 16-183-11, 16-183-12, 16-183-20 and P-746532.

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

Reason(s) for Refusal

- 1 The proposed loss of a retail unit (Class A1), by reason of the reduction of the total number of retail units within this parade, would harm the retail character, function, vitality and viability of the secondary frontage of the Kentish Town Town Centre. Thus, the proposal is contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy; policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden



Local Development Framework Development Policies; policies E1, E2, TC1, TC2 and TC4 of the emerging draft Local Plan 2016 and policy D4 of the Kentish Town Neighbourhood Forum.

- 2 The proposed extract duct and flue, by reason of its size, siting, design and appearance, would be an incongruous and unsympathetic addition to the rear of the property which would materially harm the character and appearance of the host and surrounding buildings as well as the area generally. Thus, the proposal is contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; policy DP24 (securing high quality design) of the London Borough of Camden Local Development Framework Development; policies A1 and D1 of the emerging draft Local Plan 2016 and policy D4 of the Kentish Town Neighbourhood Forum.

Informative(s):

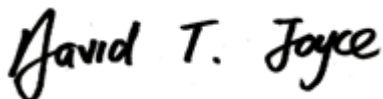
- 1 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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



David Joyce
Director of Regeneration and Planning