

Graeme Walker
47 Cambridge Road
London
SW20 0QB

Application Ref: **2017/1901/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

22 May 2017

Dear Sir/Madam

DECISION

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

Address:
5 Jamestown Road
London
NW1 78W

Proposal: Change of use from shop (Class A1) to restaurant (Class A3) and associated alterations including replacement condenser units and an enlarged ventilation louver, under the General Permitted Development Order 2015 Schedule 2, Part 3, Class C (as amended).

Drawing Nos: LP(0)004, LP(0)005, LP(0)006-A, Proposed Kitchen Layout plan dated 03/04/17

The Council has considered your application for prior approval under Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015, for a change of use of a building within Class A1 (shops) to Class A3 (restaurants and café) as described above, and confirms 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 on the sustainability of the Camden Town Centre, which is a key shopping area, thereby failing to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(f)(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, including chapter 2 and para 17.

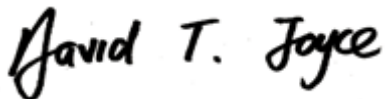
- 2 The proposed change of use would fail to provide adequate facilities for the storage and handling of waste thereby failing to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(c) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, including chapters 8, 11, 13 and para 7.
- 3 The proposed change of use, by reason of the odour impacts of the development which would harm surrounding uses and occupiers, would fail to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(b) 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, including chapters 8 and 11 and para 7.

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
Director of Regeneration and Planning