

Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
CV37 9NR

Application Ref: **2016/3301/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

30 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
208 Kilburn High Road
London
NW6 4JH

Proposal:
Change of use of A1 unit (retail) to A3 unit (restaurant) to include alterations to frontage and installation of 1x extraction duct at rear elevation

Drawing Nos: 1255-BA-100; 1255-BA-101; 1255-BA-102; 1255-BA-103; 1255-BA-104;
1255-BA-105; 1255-BA-106; 1255-BA-107; 1255-BA-108; 1255-BA-109; 1255-BA-110;
1255-BA-111_A; 1255-BA-112; 1255-BA-113; 1255-BA-114; 1255-BA-115; 1255-BA-116;
1255-BA-117; Environmental Noise Assessment dated 13 June 2016; Planning Statement

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 Kilburn High Road Town Centre, 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) the London Borough of Camden Local Development Framework Development Policies and policies TC2 and TC4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

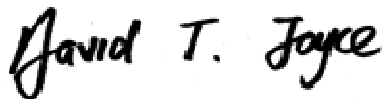
- 1 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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