

Manuel Rocha Consultancy
unit 35
Battersea Business Centre
99-109 Lavender Hill
LONDON
W11 5QL

Application Ref: **2017/3761/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
31 Chalk Farm Road
LONDON
NW1 8AJ

Proposal:
Change of use class from A1 (Retail) to A3 (Restaurant & Cafe) (Retrospective).
Drawing Nos: Planning statement, proposed floor plan 1:50, proposed floor plan 1:100.

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 and an increase in food, drink and entertainments uses, would harm the retail character, function, vitality and viability of the secondary frontage of the Camden Town Centre. Thus, the proposal is contrary to policies TC2 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are reminded that the existing use is for a temporary period only, and once this



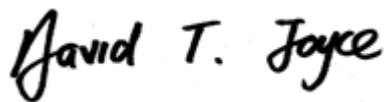
period has expired the premises must revert to their lawful (A1) use.

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