

Spacely Ltd  
13 Poplar Grove  
New Malden  
KT3 3BY

Application Ref: **2017/0352/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

24 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**178-182 Camden High Street**  
**London**  
**NW1 8QP**

Proposal:  
Change of use of 3 x units (102, 103 and 104) from retail (Class A1) to hot food takeaway (Class A5), replacement doors to existing shopfronts, installation of an awning and six extraction vents into the shopfront.

Drawing Nos: 001, A01, A02, A03, location plan, Design and Access Statement

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

#### Reason(s) for Refusal

- 1 The proposed change of use and amalgamation of units 101-104 as a hot food takeaway (Class A5) would result in the unacceptable loss of 3 retail (Class A1) units in a primary frontage of Camden High Street and the provision of a large hot food takeaway (Class A5) which together would have an adverse impact on the mix of uses in the frontage to the detriment of the character and vitality of the Town Centre and contrary to Policy TC4 of the London Borough of Camden Local Plan 2017.



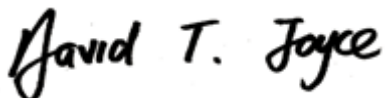
- 2 The proposed ventilation grilles by reason of their number and location on the building would create visual clutter and be detrimental to the character and appearance of the host building and the wider conservation area. Thus, the proposal is contrary to Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.
- 3 The proposed development fails to demonstrate that there would be no significant harm caused as a result of the installation of plant and extract equipment contrary to Policy A1 of the London Borough of Camden Local Plan 2017.
- 4 The proposed development fails to demonstrate there would be sufficient facilities for storage and collection of waste and recycling to allow the proposed business to properly dispose of waste contrary to Policy CC5 of the London Borough of Camden Local Plan 2017.

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