

Christopher Wickham Assocs  
35 Highgate High Street  
London  
N6 5JT

Application Ref: **2017/3010/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

7 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**94 Camden High Street**  
**London**  
**NW1 0LT**

Proposal:  
Change of use of ground and lower ground floor unit from sandwich shop/cafe use (Class A1) to a restaurant (Class A3)  
Drawing Nos: 1614-100 Rev A, 1614-200 Rev A; Site Location Plan

Supporting documents: Planning statement prepared by Christopher Wickham Associates;  
Noise Impact Assessment dated 06/10/2017 (ref. 12517-NIA-01)

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 to a restaurant use (Class A3) would reduce the proportion of retail units (Class A1) within the designated primary shopping frontage, diminishing its retail function to a point of detriment to the character, function and sustainability of the frontage and wider Camden Town Town Centre. The development would consequently be contrary to policies TC2 and TC4 of the



London Borough of Camden Local Plan 2017.

- 2 In the absence of information to demonstrate an appropriate design and location for the proposed extract ventilation system, including details of control of odour for the plant and air conditioning systems to serve the proposed A3 use, the proposal would cause unacceptable harm to the character and appearance of the host building and wider Camden Town Conservation Area, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

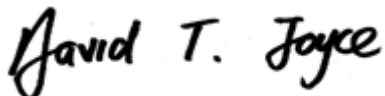
- 1 It should be noted that the 2nd reason for refusal could be overcome by providing full details of the proposed plant/machinery/equipment which demonstrates that its design and siting would not result in harm to the character and appearance of the host property or local area.

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