

Civils Consulting Ltd  
35c Northbrook Road  
Ilford  
London  
IG1 3BP

Application Ref: **2018/0660/P**  
Please ask for: **Stuart Clapham**  
Telephone: 020 7974 3688

18 April 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**12 York Rise**  
**London**  
**NW5 1ST**

Proposal: Erection of ground floor front extension to existing shop and new shopfront (Use Class A1)

Drawing Nos: D01, D02, D03, D04, D05, D06 (Site Location Plan)

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

#### Reasons for Refusal

1 Reason for Refusal

The proposed front extension and replacement shopfront, by reason of its massing, scale, location and detail design would be an incongruous addition to the streetscape, eroding the character of the parade and host building and resulting in harm to the character and appearance of the conservation area, contrary to policies D1, D2 and D3 of the London Borough of Camden Local Plan (2017)

2 Reason for Refusal



The proposed access ramp, by reason of its siting and design, result in a reduction to pedestrian ease of movement, clutter the streetscape and would be harmful to the quality of the pedestrian environment, contrary to policies D1, T1 and C6 of the London Borough of Camden Local Plan (2017)

3 Reason for Refusal

The proposed front extension, by reason of its disruption to the otherwise consistent parade and obscuring effect in views towards other shopfronts within the Neighbourhood Centre, would be harmful to the character, function and success of the centre, contrary to policy TC2 of the London Borough of Camden Local Plan (2017).

Informative(s):

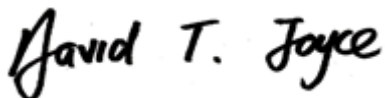
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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