

Bidwells
Seacourt Tower
West Way
Oxford
OX2 2JJ

Application Ref: **2018/1447/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

1 June 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Unit 18
Brunswick Centre
London
WC1N 1AE**

Proposal: Change of use of ground floor unit from retail (Use Class A1) to restaurant (Use Class A3) with ancillary take away sales, and installation of new extract vent to rear.

Drawing Nos: P01, P02, E01, E02, S01, S02, S03, D01, L01 (all dated March 2018); FR-ICCO-E001 Rev P1, FR-ICCO-M001 Rev P1,

Supporting Documents: Planning, Design and Heritage Report (dated 21/03/2018), Email confirmation from agent dated 11/04/18, Operational Management Plan, Servicing and Waste Management, Kitchen Extract System Proposal statement (ref.P76545), Air Clean Carbon Filter specification, OC1 odour control specifications, Acoustica silencer (R02 6) specifications, GigaBox centrifugal fan specifications, VL4-2424 V Line disposable pleated panel filter specifications.

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

Reason(s) for Refusal



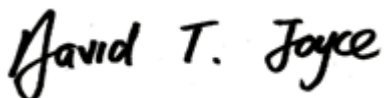
- 1 The proposed development, by reason of the size of the proposed restaurant and its location in close proximity to residential dwellings and other food, drink and entertainment uses in the vicinity, would result in an overconcentration of food, drink and entertainment uses which would have a significant adverse impact on the character and function of the designated Neighbourhood Centre and the amenities of neighbours, contrary to policies A1, A4, TC2 and TC4 of the Camden Local Plan (2017).
- 2 The applicant has failed to demonstrate, by way of a suitably comprehensive acoustic survey & impact assessment and a risk-based odour control & impact assessment, that all plant equipment, when operating at full capacity, would be capable of doing so without causing noise disturbance and harm to local amenity, contrary to policies A1, A4, TC2 and TC4 of the 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