

Samiul Kamal-Uddin  
27 Pymmes Green Road  
London  
N11 1DE

Application Ref: **2018/2371/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

20 July 2018

Dear Sir/Madam

### DECISION

Town and Country Planning Act 1990 (as amended)  
**Prior Approval Required - Approval Refused**

Address:  
**308 Kentish Town Road**  
**London**  
**NW5 2TH**

Proposal: Prior approval for change of use of ground floor unit from A1 (retail) to A3 (cafe/restaurant) under Class C, Part 3, Schedule 2 of the GPDO 2015.

Drawing Nos: Unnumbered Location Plan; Prior Approval Application Supporting Information by Samiul Kamal- Uddin dated May 2018.

The Council has considered your application for prior approval for the change of use described above and determines that prior approval is required and hereby **refuses approval** for the following reasons.

#### Reason(s) for Objection

- 1 The proposed change of use would have a detrimental impact on the sustainability and vitality of the Kentish Town Town Centre, which is a key shopping area, thereby failing to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(f)(ii) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, including chapter 2 and para 17.
- 2 The proposed change of use would fail to provide adequate facilities for the storage



and handling of waste thereby failing to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(c) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, including chapters 8, 11, 13 and para 7.

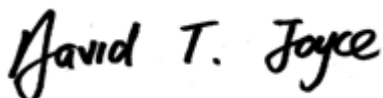
- 3 The proposed change of use, by reason of the odour impacts of the development which would harm surrounding uses and occupiers, would fail to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(b) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, including chapters 8 and 11 and para 7.
  
- 3 The proposed change of use, by reason of the noise impacts of the development which would harm surrounding uses and occupiers, would fail to comply with Schedule 2, Part 3, Class C, Condition C.2(1)(a) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would be contrary to the aims of the National Planning Policy Framework, including chapters 8 and 11 and para 7.

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 in regard to 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