

Application ref: 2018/4667/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 11 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Pegasus Group
5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

182 Kentish Town Road
London
NW5 2AE

Proposal:

Change of use of ground floor from retail (Class A1) to mixed use of restaurant and café / hot food takeaway (Sui Generis)

Drawing Nos: 2904/PL100; 2904/PL012; 2904/PL099; 80858 / M / 001 REVISION B; 2904/PL210; 2904/PL211; Planning Statement, dated September 2018; Health Impact Assessment, dated September 2018; Mechanical Ventilation & Environmental Control Equipment, dated 11th September 2018.

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 from retail (Class A1) to a mixed use of restaurant and café / hot food takeaway (Sui Generis), by reason of the loss of a retail unit, would undermine the retail function of 'Kentish Town' Town Centre and would harm the character, function, vitality and viability of the Town Centre, contrary to the aims of Policies TC2 (Camden's centres and other shopping areas) and TC4 (Town centres uses) of the Camden Local Plan 2017.
- 2 The proposed additional plant on the rear elevation, by reason of its size, number

and location and cumulative impact, would be detrimental to the character and appearance of the host building and wider area, contrary to the aims of Policy D1 (Design) of the Camden Local Plan 2017 and Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016.

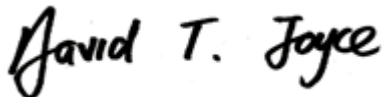
- 3 In the absence of an adequate noise and vibration assessment, the applicant has failed to demonstrate the development would not generate unacceptable noise and vibration impacts contrary to Policies TC4 (Town centres uses) and A1 (Managing the impact of development) of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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