

Application ref: 2018/6271/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 8 February 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Urban Agile Limited  
32 Moorfield Road  
Irlams O' Th' Height  
Salford  
M6 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**5 Harben Parade  
Finchley Road  
London  
NW3 6JR**

Proposal:

Change of use of ground and lower ground from A1 (retail) to D2 (gym). Alterations to ground front elevation.

Drawing Nos: 101; 102; 103; 104; 105; Environmental noise survey ref. PC-18-0339-RP2 by Paceconsult dated 7/12/18 and Noise impact assessment ref. PC-18-0339-RP1 by Paceconsult dated 16/11/18.

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

Reason(s) for Refusal

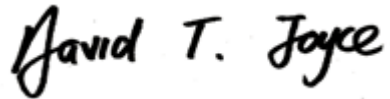
- 1 The proposed change of use from retail (Class A1) to D2 (gym), by reason of the loss of a retail unit, would undermine the retail function and harm the character, function, vitality and viability of the Finchley Road Town Centre, contrary to the aims of Policies TC2 (Camden's centres and other shopping areas) and TC4 (Town centres uses) of the Camden Local Plan 2017.

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