

Application ref: 2018/6087/P  
Contact: Gideon Whittingham  
Tel: 020 7974 5180  
Date: 28 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Projection Architects Ltd  
Flat 7, 30 Gloucester Crescent  
London  
NW1 7DL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:

**21 South End Road**  
**London**  
**NW3 2PT**

Proposal: Change of use of ground and part rear 1st floor level from retail (Use Class A1) to create self-contained office (Use Class B1a) and installation of associated door to rear flank elevation to provide access via Maryon Mews.

Drawing Nos: B-01 Rev A; A-01 Rev A; A-02 Rev A; A-03 Rev A.

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

Reason(s) for Refusal

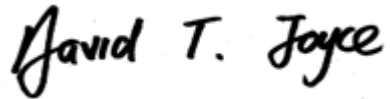
- 1 The proposed development, by reason of the commercial nature and access in close proximity of residential accommodation would harm the amenity of neighbouring residents and have no access control leading to potential for crime, contrary to policy A1 (Managing the impact of development) and C5 (Safety and security) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a Service Management Plan, would harm the amenity of neighbouring residents contrary to policy 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