

Application ref: 2019/1239/P
Contact: John Diver
Tel: 020 7974 6368
Date: 26 April 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

PD Planning UK Ltd
Eskdale Gardens
Purley
Surrey
CR8 1ET

Dear Sir/Madam

DECISION

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

Address:
387 Kentish Town Road
London
NW5 2TJ

Proposal:

Change of use of the ground floor unit from retail (Class A1) to form a 2bed 4person dwelling (Class C3) together with building operations including replacement of shopfront with glazed screens and new front entrance door as well as the replacement of existing single storey rear extensions to include new windows and rooflights.

Drawing Nos: (Prefix: KT_PD_) 001, 002, 003, 004, 005 (All dated 05/03/19); Planning Statement prepared by PD Planning UK

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above determines that prior approval is required and hereby **refuses approval** for the following reasons.

Reason(s) for Objection

- 1 The proposed loss of a retail unit would result in a under provision of retail and an overconcentration of non-retail uses within the designated frontage, to the detriment of the long term vitality and viability of the Kentish Town town centre. The works would therefore remain contrary to National Planning Policy Framework chapter 7, paragraph 85 (2019); London Borough of Camden Local Plan policy TC2 (2017) and Kentish Town Neighbourhood Plan policies SW2 and SW3 (2016).

- 2 The proposed change of use, in the absence of a Section 106 legal agreement to secure the residential unit as car-free, would contribute unacceptably to parking stress and traffic congestion in the surrounding area and would not promote the use of sustainable transport contrary to the National Planning Policy Framework chapter 9, paragraphs 102, 108 and 110

Informative(s):

- 1 You are advised that reasons for refusal (2) could be overcome through entering into a Section 106 Legal Agreement.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer