

Application ref: 2019/0486/P
Contact: Laura Hazelton
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Date: 30 May 2019

Development Management
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Sylarc Planning
192 Green Lane
Ilford
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

78 Queen's Crescent
London
NW5 4EB

Proposal:

Change of use from A1 (retail) to A3 (restaurant) and installation of associated extraction flue to rear elevation.

Drawing Nos: SYL/19/78/1 issue A, SYL/19/78/2 issue A, SYL/19/78/3 issue A, SYL/19/78/4 issue A, SYL/19/78/5 issue A, Background noise assessment ref: 20190328 8570 Camden Fan.docx dated 28th March 2019, and Design & Access Statement dated 9th April 2019.

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

Reason(s) for Refusal

- 1 The proposed loss of a retail unit (Class A1), by reason of the reduction of the total number of retail units within this parade, would harm the retail character, function, vitality and viability of the Queen's Crescent neighbourhood centre, contrary to policies TC2 (Camden's Centres and other shopping areas) and TC4 (Town centre uses) of the London Borough of Camden Local Plan 2017.
- 2 The proposed kitchen extraction flue, by reason of its size, location and detailed

design would have a detrimental impact on the character and appearance of the host building and the terrace in which it is located, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017.

- 3 The proposed kitchen extraction flue, by reason of its size and location in relation to existing windows would cause unacceptable harm to the amenity of residential occupiers at 78 Queen's Crescent by way of loss of outlook, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.
- 4 The applicant has failed to demonstrate, by way of a suitably comprehensive acoustic survey and a risk-based odour control assessment, that all extraction equipment, when operating at full capacity, would be capable of doing so without causing noise disturbance and harm to the local residential environment , contrary to policies A1 (Managing the impact of development), A4 (Noise and vibration), TC2 (Camden's centres and other shopping areas) and TC4 (Town centre uses) of the London Borough of 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 2019.

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, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer