

Application ref: 2019/2744/P
Contact: Alyce Jeffery
Tel: 020 7974
Date: 23 September 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

Mr Soleman Alhamamda
6 Camden Road
London
NW1 9DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

L'Amentine
6 Camden Road
London
NW1 9DL

Proposal: Change of use from sandwich bar (Use Class A1) to hot food takeaway (Use Class A5).

Drawing Nos: Block/Site Plan; Site Location Plan; Ground Floor Plan.

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 Camden Town 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 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.

- 3 The proposal would result in an additional hot food takeaway unit (Use class A5) located close to a school and have a detrimental impact on public health, contrary to policy TC4 (Town centre uses) of the Camden Local Plan 2017, and policy E9 (Retail, markets and hot food takeaways) of the Draft London Plan (July 2019) and relevant planning guidance.

Informative(s):

- 1 It is noted that only limited drawings and details were submitted to support the application, and as such, a precautionary approach has been adopted by officers in the assessment of this application.

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



Daniel Pope
Chief Planning Officer