

Application ref: 2019/5888/P
Contact: Sofie Fieldsend
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Date: 24 February 2020

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Pegasus Group
10 Albemarle Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
47 England's Lane
London
NW3 4YD

Proposal:
Change of use from launderette (Sui Generis) to retail (A1) at ground/basement.

Drawing Nos: P19-2741_01A; P19-2741_02; P19-2741_03; P19-2741_04 and P19-2741_05.

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, by reason of the loss of a launderette which provides a specific and essential service and social function, would be detrimental to the character, function, vitality and viability of the England's Lane neighbourhood centre, contrary to policies TC2 (Camden's centres and other shopping areas) and TC4 (Town centres 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer