

Application ref: 2019/3007/P
Contact: Patrick Marfleet
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Date: 31 March 2020

Development Management
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CDRB Architects Ltd
9 Millar Court
43 Station Road
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CV8 1JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

167 - 169 Kentish Town Road
London
NW1 8PD

Proposal:

Subdivision of existing retail unit (Class A1) and change of use to create separate retail and hot food takeaway (Class A5) uses with associated external alterations.

Drawing Nos: Cover letter dated 11/05/2019, AL (P) 00 A, AL (P) 01 A, AL (P) 02 A, AL (P) 03 A, AL (P) 04 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, on account of its position in close proximity to residential dwellings and other food, drink and entertainment uses in the vicinity, would result in an overconcentration of food, drink and entertainment uses which would cause unacceptable harm to the character and function of the designated retail frontage and wider town centre area, and the amenities and health of neighbours and the local community, contrary to policies A1, A4, TC2 and TC4 of the Camden Local Plan (2017) and Policy SW2 and SW3 of the Kentish Town Neighbourhood Plan (2016).

- 2 The applicant has failed to demonstrate, by way of a suitably comprehensive acoustic survey & impact assessment and a risk-based odour control & impact assessment, that all plant equipment, when operating at full capacity, would be capable of doing so without causing harm to neighbouring amenity, contrary to policies A1, A4, TC2 and TC4 of the Camden Local Plan (2017).
- 3 The proposed development, in the absence of plans to sufficiently demonstrate the impact of the proposed external works, would cause unacceptable harm to the character and appearance of the host building and surrounding area, contrary to Policy D1 of the Camden Local Plan (2017) and Policy D3 of the Kentish Town Neighbourhood Plan (2016).

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 light grey rectangular background.

Daniel Pope
Chief Planning Officer