

Application ref: 2020/4550/P  
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Date: 22 October 2021

**Development Management**  
Regeneration and Planning  
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AA Studio Design  
17 Goodmayes Road  
Goodmayes  
Ilford  
IG3 9UH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Refused**

Address:  
**183 Drury Lane**  
**London**  
**WC2B 5QF**

#### **Proposal:**

Change of use of basement and ground floors from tattoo studio (Sui-Generis) to take-away (Sui-Generis), to include extractor flue to side elevation.

Drawing Nos: 183-BC-300; 183-BC-301; 183-BC-302; 183-BC-303; 183-BC-304; 183-BC-305; 183-BC-306; 183-BC-307; 183-BC-308; 183-BC-309; Design and Access Statement by AA Studio; Ventilation and Extraction Statement; Waste and Recycling Plan; Servicing and Management Plan; Odour Impact Assessment dated 13 April 2021; PEAK acoustics Noise Assessment Report dated 16/04/2021.

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 result in noise, disturbance, late night comings and goings, cooking smells, litter and food debris in the area, which would cause unacceptable harm to the local residential amenity, 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 London Borough of Camden Local Plan 2017.

- 2 The proposed extract flue, due to its scale, position, projection, form and materials, would represent an incongruous addition which would cause harm to the character and appearance of the host building and wider Covent Garden Conservation area, contrary to policies D1 (Design) and D2 (Heritage) of Camden Local Plan 2017.
- 3 The applicant has failed to demonstrate that the 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.
- 4 The proposal would result in an additional hot food takeaway unit (Use class Sui-Generis) located in close proximity to a school that would have a harmful 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 London Plan (2021) and relevant planning guidance.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

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