

Application ref: 2021/4792/P
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Date: 22 April 2022

Development Management
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Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
**Unit to the rear of 115-119
Finchley Road
London
NW3 6HY**

Proposal:

Use of the site as commercial kitchens and delivery centre (Sui Generis) on a permanent basis installation of external plant equipment including 3 extract ducts, 4 flues, 3 air condensers, 3 air intake louvres and vents, creation of e-bike and cycle parking, e-bike charging point, bin store and 1 parking space (RETROSPECTIVE).

Drawing Nos: Existing Drawings: 2019-026-200 rev A; 2019-026-201; 2019-026-202; 2019-026-203 rev A; 2019-026-208.

Proposed Drawings: 2019-026-204 Rev D; 2019-026-205 Rev A; 2019-026-206 Rev A; 2019-026-212; 2017-075-021 Rev H; 2019-075-207 Rev A; 2019-075-209 Rev A; P0000027/001 Rev 0.

Supporting Documents: Covering letter prepared by Firstplan dated 30 September 2021; Planning Statement prepared by Firstplan dated September 2021; Review of adopted Operational Management Plan prepared by Firstplan dated April 2020; Transport Assessment prepared by TPA dated September 2021; Technical note prepared by Sharps Redmore dated 28 September 2021; Compliance Review - Odours prepared by Arup 22 May 2020; Odour Assessment Final prepared by Lockwood Environmental dated 23 July 2020; Odour Assessment 2021 Final prepared by Local Environmental dated 6 September 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 use by virtue of its nature and intensity, in particular the volume and frequency of deliveries and the manner in which they are undertaken using disruptive and potentially dangerous vehicle manoeuvres, causes harm to the amenity of the area, pedestrian and highway safety contrary to policy A1 (Managing the impact of development) and T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017 and policy T4 (Assessing and mitigating transport impacts) of the London Plan 2021.
- 2 The proposed use, by virtue of its nature and intensity generates odour which cannot be fully mitigated and due to its proximity to neighbouring residential causes harm to the amenity of the area, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing a local employment and training package including an appropriate financial contribution, would lead to the exacerbation of local skill shortages and lack of training and employment opportunities for local residents, contrary to policies G1 (Delivery and location of growth), E1 (Economic development), E2 (Employment premises and sites) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement securing a Operational Management Plan (including a community working group), would be likely to give rise to harmful impacts with local residents and conflicts with local road users and would be detrimental to the amenity of the area generally contrary to policies A1 (Managing the impact of development), T1 (Prioritising walking, cycling and public transport), T3 (Transport infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Entering into a legal agreement would could overcome reasons for refusal 3 and 4.
- 2 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.

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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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer