

Application ref: 2022/0318/P
Contact: Adam Greenhalgh
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Date: 11 May 2022

Development Management
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DHA Planning
Eclipse House
Eclipse Park
Maidstone
ME14 3EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

190 Finchley Road
London
NW3 6BX

Proposal:

Change of use of the ground floor from a launderette (Sui Generis) to a cafe/retail unit (Class E (b)).

Drawing Nos: Location Plan, 2203 002 (Current Plan), 2203 002 (Proposed Plan),
Planning Statement

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 Finchley Road town 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.
- 2 In the absence of a signed legal agreement securing a 'car-free' development, the proposal would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T2 (Parking and car free development) and CC1

(Climate change mitigation) of the London Borough of Camden Local Plan 2017.

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) 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer