

Application ref: 2022/0068/P
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Date: 22 August 2022

Development Management
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London Borough of Camden
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NorthPoint Planning UK
54C Cannon Hill
London
N16 6LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

57 Camden Road
London
NW1 9EU

Proposal:

Change of use of basement from office (Class E) to bar (Sui Generis) (Retrospective)
Drawing Nos: Site Location Plan CAM-00 Rev 1.1, CAM-02 Rev 1.1, Marketing Summary
(by Charringtons), Noise Impact Assessment Report (by KP Acoustics)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The change of use, in the absence of sufficient justification demonstrating that the basement premises is no longer suitable for continued business use, would fail to support economic activity in Camden and would result in the loss of employment opportunities within the Borough, contrary to policy E2 (employment premises and sites) of the London Borough of Camden Local Plan 2017.
- 2 The use of the premises as a bar, by reason of the nature of the use, access and location adjacent to residential properties results in noise, nuisance and disturbance in the area to the detriment of the amenity of residents of adjoining and neighbouring properties. The proposal is therefore contrary to policy A1 (Managing the impacts of development) and policy TC2 (Camden's Centres and other shopping areas) of the

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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