

Application ref: 2023/0732/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: Planning@Camden.gov.uk
Date: 3 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

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ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**117 Shaftesbury Avenue
London
Camden
WC2H 8AD**

Proposal:

Installation of external extractor fan and two condenser units to existing ductwork on flat roof and associated alterations to shopfront.

Drawing Nos: Planning, Design & Access Statement; Location Plan; 937/M/101_P1; 937/M/102_P1; 31_FG_A - Existing; 31_FG_A - Proposed; Noise Impact Assessment; Roof - Existing Photos; Equipment Schedule ES01 Rev 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 alterations to the shopfront, namely the replacement of the decorative glazing and mullions with ventilation grilles, by reasons of their design, materials, location and size, would constitute an incongruous addition harming the character and appearance of the shopfront and host property, the parade and the wider Seven Dials Conservation Area. The proposal would therefore be contrary to policies D1, D2 and D3 of the 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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