

Application ref: 2022/0714/P
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Date: 7 November 2023

Development Management
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Firstplan
Broadwall House
21 Broadwall
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
10 Gate Street
London
WC2A 3HP

Proposal: Installation of retractable awning; associated with creation of external seating area, together with freestanding retractable 'butterfly awning' and planters.

Drawing Nos: Site Location Plan 21512, 22002-101 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 installation of a permanent external seating area, together with retractable butterfly awning and planters, by reason of its size, scale and prominence in the street, would result in a visually dominant addition which would cause harm to the character and appearance of the Bloomsbury Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 2 The proposed installation of a permanent external seating area, together with retractable butterfly awning and planters, by reason of its position would result in an unacceptable impact on the movement of pedestrians and vehicles in the vicinity of

the site, contrary to Transport Policies T1 (Prioritising walking, cycling and public transport), T3 (Transport infrastructure) and T4 (Sustainable movement) of the London Borough of Camden Local Plan 2017.

- 2 The proposed installation of a permanent external seating area, together with retractable butterfly awning and planters, by reason of its lack of consideration for preventing antisocial behaviour would result in an unacceptable impact on community safety and security in the vicinity of the site, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.

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 2023.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer