

Application ref: 2023/4437/P
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Date: 3 April 2024

Development Management
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London Borough of Camden
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CPC Ltd
Unit 5
Clovelly Business Park
Clovelly Road
Southbourne
PO10 8PW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Calthorpe Arms
252 Gray's Inn Road
London
WC1X 8JR

Proposal:

Erection of two-storey infill extension at rear; part change of use from public house (Sui Generis) to residential (Class C3) for the provision of two self-contained residential units on first and second floors; reconfigurations to internal floor plan; and associated internal and external works.

Drawing Nos:

(Prefix 23.3407) 001 P1, 002 P1, 003 P1, 004 P1, 100 P2, 101 P4, 102 P12, 103 P4, 104 P1, 105 P2, Cover Letter(prepared by CPC Ltd., dated 04 December 2023), Design and Access Statement (prepared by PLC Architects, dated 31 October 2023), Planning Statement (prepared by CPC Ltd., dated 27/11/2023), Heritage Statement (prepared by Heritage Information Ltd, date November 2023), Energy and Sustainability Statement (prepared by SRE, dated 19 October 2023), Fire Statement, Noise Impact Assessment (prepared by Airtight & Noisecheck, dated 22 November 2023), Proposed Render (prepared by PM Creative)

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

Reason(s) for Refusal

- 1 The proposed works, by reason of their harmful effect on elements of the of the asset that contribute to its significance: chiefly its form and scale, historic fabric, evidential value, its historic visual relationship with adjacent heritage assets and its positive contribution to the character and appearance of the Conservation Area; would have a detrimental impact on the special architectural and historic interest of the Grade II listed host building, the setting of adjacent Grade II listed terrace at nos. 2-9 Wren Street, and would fail to preserve or enhance the character or appearance of the Bloomsbury Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The proposed development, in the absence of a legal agreement securing an off-site cycle parking contribution, would fail promote sustainability modes of transport in line with the London Plan, contrary to Policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.
- 3 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to Policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the 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 the National Planning Policy Framework.

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



Daniel Pope
Chief Planning Officer