

Application ref: 2024/0052/L
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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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

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

Proposal:

Erection of two-storey infill extension at rear; reconfigurations to internal floor plan at all levels; 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** listed building consent 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer