

Application ref: 2023/2431/P
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Date: 21 June 2024

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Mr Arnaouti
2 Batcheldor Gardens
Bedford
MK43 8SP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**237 Royal College Street
London
NW1 9LT**

Proposal:

Shop front alterations including removal of 1x shop window to provide space for the installation of a second timber entrance door, the replacement of existing single glazed windows with double glazed units and repair of damaged brick wall.

Drawing Nos: MIRISTIS 237.102 EXG FR-RR ELEV ROYAL COLL ST; MIRISTIS 237.122 PRO PLAN & ELEV ROYAL COLL ST; MIRISTIS 237.102 EXG FR-RR ELEV ROYAL COLL ST REV A- 15/08/2023; MIRISTIS 237.121 EXG PLAN & ELEV ROYAL COLL ST; MIRISTIS 237.103 EXG SECTIONS ROYAL COLL ST; MIRISTIS 237.107 LOC PLANS ROYAL COLL ST; MIRISTIS 237.101 EXG PLANS ROYAL COLL ST

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

Reason(s) for Refusal

- 1 The proposed shopfront, by reason of its layout, proportions, detailed design and loss of original features, disrupts the historical elevational composition of a building which contributes positively to the Jeffrey's Street Conservation Area, causing harm to the character and appearance of the Conservation Area, contrary to policies D1, D2 and D3 of the London Borough of 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 the National Planning Policy Framework. This includes providing clear accessible policies and guidance, and a pre-application advice service.

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