

Application ref: 2024/4422/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 30 December 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Cohanim Architecture
207 Regent Street
3rd Floor
London
W1B 3HH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
56 Warren Street
London
W1T 5NP

Proposal:

Alterations to shopfront and front steps and installation of an awning.

Drawing Nos: 420-01-A002-5; 420-01-A004-4; 420-01-A003-4; 420-01-A001-4; Location plan; Design, Access and Heritage Impact Statement dated 03/10/2024 prepared by Cohanim Architecture.

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 alterations and installation of an awning, by reason of the detailed design, use of materials, and loss of original architectural features, are considered to be out of character with the host Grade II listed building, the setting of other nearby Grade II listed buildings and the Fitzroy Square Conservation Area and therefore, causes detrimental harm to the appearance and significance of the host listed building and the wider conservation area, contrary to Policies D1 (Design), D2 (Heritage), D3 (Shopfronts) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer