

Walsingham Planning
Bourne House
Cores End Road
Bourne End
Buckinghamshire
SL8 5ARApplication Ref: **2013/2507/P**
Please ask for: **Neil Quinn**
Telephone: 020 7974 **1908**

21 October 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Refused**Address:
114/115 High Holborn
London
WC1V 6JQProposal:
Change of use from financial and professional services (Class A2) at ground floor and basement level to restaurant use (Class A3), including installation of external flue to rear elevation from ground floor to sixth floor level, installation of external condensers to ground floor rear roof, and alterations to rear windows.

Drawing Nos: Site Location Plan; 008-012-23; 008-012-24C; 11065/101B; 11065/102; 11065/104A; 11065/111K; 11065/200C; Planning, Design and Access and Heritage Impact Assessment prepared by Walsingham Planning dated April 2013; Noise Impact Assessment Report (ref. 84413/NIA/Rev A) prepared by NSL dated 18th March 2013; manufacturer's specification of proposed air conditioning units and extract ventilation system.

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

Reason(s) for Refusal

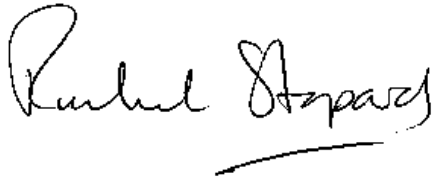


- 1 The proposed restaurant would result in an overconcentration of food, drink or entertainment uses, which would cause harm to the character, function, vitality and viability of this designated Holborn Central London Frontage, contrary to policy CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policy DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.