

PSK Building Surveyors
131 Baker Street
London
W1U 6SE

Application Ref: **2012/2942/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

5 October 2012

Dear Sir/Madam

DECISION

Town 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:
78 New Oxford Street
London
WC1A 1HB

Proposal:
Erection of extension at front ground floor level in connection with existing retail unit (Class A1).

Drawing Nos: Design and Access Statement; PSK4157-P01; PSK4157-P02; PSK4157-P03; PSK4157-P04.

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

Reason(s) for Refusal

- 1 The proposed development, by reason of its infill of an existing forecourt area, would result in an undue detrimental impact to the function of the public highway in terms of pedestrian movement and safety, contrary to policy DP21 - Development work connecting to the highway network and CS11 - Promoting sustainable and efficient travel.



Informative(s):

- 1 The forecourt area has an established public right of way which has been enjoyed by the public as a right of way for over 20 years. Therefore, Under section 31 of the Highways Act 1980, Council would consider this forecourt as being dedicated highway, although not maintainable at the public expense.

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